EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









Dyffryn Drefach, Llanybydder, SA40 9SY

Asking Price £155,000

A spacious double fronted 3 bedroomed house in need of renovation but with potential to be a great family home in a convenient location in the popular village of Drefach, walking distance from Ysgol Dyffryn Cledlyn school. The property benefits from oil fired central heating & sits in a spacious plot of approx 1/3 of an acre with ample parking & large gardens & grounds. Adjoining the house is an old dilapidated stone forge with development potential (STP) adding to the appeal & potential of this village property.

** AVAILABLE CHAIN FREE **

Location

Well situated in the village of Drefach, within easy walking distance of the Dyffryn Cledlyn Area School, only some 2 miles distance of the Teifi valley and market town of Llanybydder offering good range of everyday amenities including doctors surgery, chemist, shops, public houses etc., some 6 miles from Lampeter offering a wide range of shopping and administrative facilities being the main employment town of the area.

Description



If you are looking to put your own stamp on a property & create your dream family home then look no further. This 3 bedroomed semi-detached double fronted village property is in need of full renovation but provides spacious & character accommodation with the benefit of oil fired central heating. With a sizeable plot to include the ruins of an old forge next door & the further grounds attached to it this property is ideal for those looking for a village property with large gardens & grounds, ideal for amenity use or for those looking to grow their own produce. The property is available chain free & provides more particularly the following -

Front Entrance Door to -

Living Room

15'9" x 9'6" (4.80m x 2.90m)



with stairs to first floor, built in wardrobe space, consumer unit & doors to -

Reception Room

15'9" x 9'6" (4.80m x 2.90m)



with fireplace & tongue & groove walls

Kitchen / Diner
15'4" x 13'4" (4.67m x 4.06m)



A sizeable room to the rear of the property having base & wall units, single drainer sink, part tiled walls & tiled floor, plumbing for automatic washing machine / dishwasher

FIRST FLOOR

Landing
with access to insulated loft

Airing Cupboard
with immersion heater

Bedroom 1
15'9" x 9'4" (4.80m x 2.84m)



with attractive views to the front

Bedroom 2
12'8" x 9'4" (3.86m x 2.84m)



with built in store cupboard

Bedroom 3
10'5" x 10'4" (3.18m x 3.15m)



to the rear of the property with built in wardrobe cupboard & view over the spacious rear garden

Bathroom
10'4" x 5' (3.15m x 1.52m)



being part tiled with bath & shower over, pedestal wash hand basin, WC, side window

Adjoining Utility Room



with separate access, housing the oil fired boiler

Office / Store Room
with radiator

Externally



The property enjoys a spacious plot with ample off-road parking, a front lawned area & an extensive recently cleared garden to the rear, being larger than adjoining properties due to the inclusion of the garden to the rear of the old forge adjacent to the house. The rear gardens have historically been used for the growing of fresh produce.

The Old Forge



Situated adjacent the house with roadside frontage & development potential (subject to any necessary planning consents)

Further Garden Area



to the rear of the old forge.

Shed



Services

We are informed that the property is connected to mains water, electricity & drainage. Oil fired central heating.

Council Tax Band 'D'

Please Note

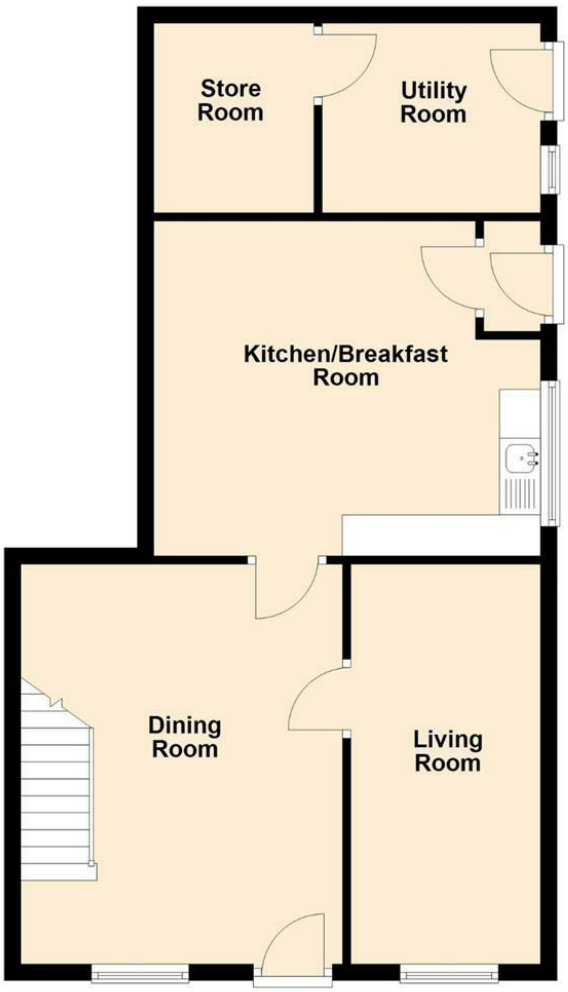
Japanese Knotweed has been identified in the garden.

Directions

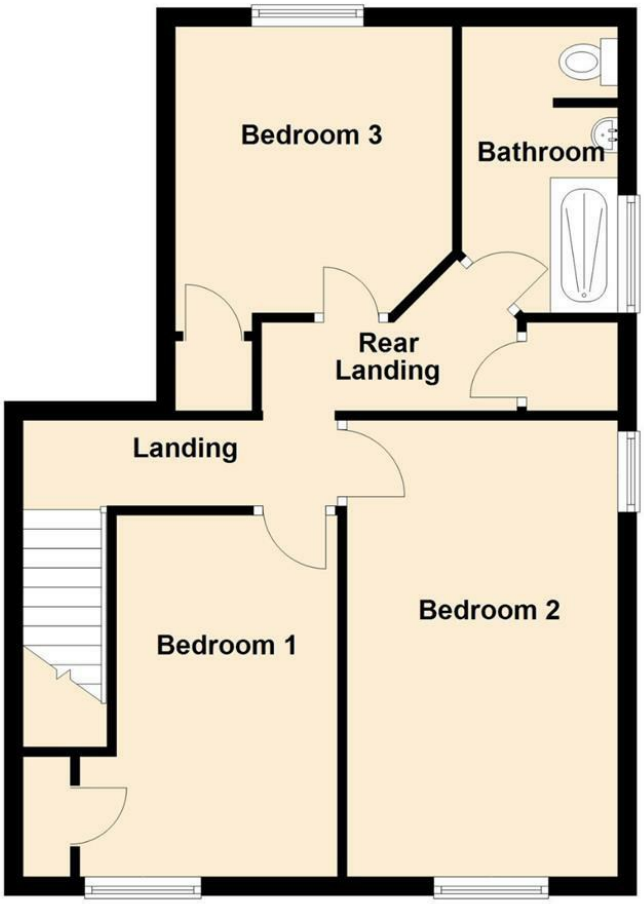
What3Words: cadet.cargo.wedge

From Lampeter, take the A475 Newcastle Emlyn roadway, continue to the village of Drefach, take a right at the roundabout, the property can then be seen a few hundred yards thereafter on your right hand side as identified by the Evans Bros 'for sale' board.

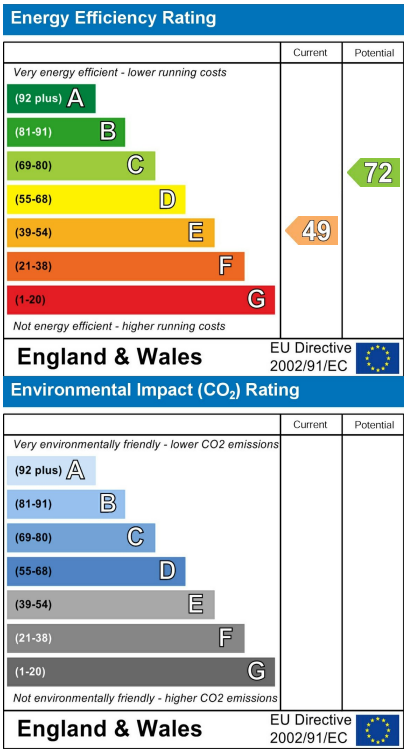
Ground Floor



First Floor







EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,