

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Plot 4 Church View, Llanwenog, Nr. Lampeter, Ceredigion, SA40 9UZ

Price Guide £180,000

A detached 4 bedroomed bungalow set in Approx 0.3 of an acre. The bungalow which is essentially a shell that has not been completed internally allowing purchasers to do so to their own specification, offering spacious accommodation in an elevated position enjoying far reaching views with a large double size plot with potential for a further dwelling (subject to any consents required).

DIRECTIONS



From Lampeter take the A475 Newcastle Emlyn road and continue to the village of Drefach, continue south up the hill and half way up take a left hand turn signposted Llanwenog. On entering the village take the first right and then turn left into Brynawelon where the property is the fourth on the right.

LOCATION



The property is located in an attractive location at the end of a small select residential cul de sac in rural surroundings on the outskirts of the popular village of Llanwenog. The property has the benefit of far reaching views and is some 2 miles from the nearby Teifi valley and market town of Llanybydder offering a good range of local amenities including doctors surgery, chemist, shops, public houses etc., some 6 miles distant of the university and market town of Lampeter, also being convenient to Llandysul and Newcastle Emlyn and only some 20 minutes from the Ceredigion heritage coastline.

DESCRIPTION



The property which we understand was originally constructed externally approximately 25 years ago, has been completed more recently internally with all internal partitions having been skimmed and with 2nd fix electrics but with no kitchen, bathrooms or floor screed provided therefore allowing purchasers their own choice of which heating system they wish to install.. An ideal opportunity to purchase a property and finish it to your own specification. This spacious bungalow is located on a good size plot and provides the following -

STEPS LEADING UP TO FRONT ENTRANCE DOOR HALLWAY



with cloaks cupboard off

L SHAPE OPEN PLAN KITCHEN/DINING AREA
15'9" x 10'3" and 10'8" x 9'5" (4.80m x 3.12m and 3.25m x 2.87m)



Side entrance door, service provisions for kitchen units

LIVING ROOM

11'4" x 18'4" (3.45m x 5.59m)



with internal chimney breast

FRONT BEDROOM 1

15'6" x 10'2" (4.72m x 3.10m)

REAR BEDROOM 2

10'3" x 14'1" (3.12m x 4.29m)



REAR BEDROOM 3

11' x 8'4" (3.35m x 2.54m)



FRONT BEDROOM 4/STUDY

10' x 7'3" (3.05m x 2.21m)

BATHROOM



with service provisions provided

SEPARATE CLOAKROOM/W.C.



with service provisions provided but no fitments

EXTERNALLY



The property is located on a spacious double sized plot with terrace style gardens recently having been cleared and ready for landscaping. The property has attractive views over open countryside to front and side.

SERVICES



We are informed the property is connected to mains water, mains electricity and mains drainage - Please see legal pack for confirmation. Telephone subject to BT transfer regulations. No heating.

4 Church View, Llanwennog



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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