

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Ael y Bryn, 1 Bro Gwenog Drefach, Llanybydder, SA40 9SY

Asking Price £169,950

Attractively situated 3 bedroomed semi detached house with the benefit of oil fired central heating & uPVC double glazing in a convenient village location, walking distance from Ysgol Dyffryn Cledlyn school with elevated countryside views, tarmacadam drive & detached garage. The property benefits from a spacious plot with lawned front & rear gardens whilst being attractively set back from the village road. The property does require some refurbishment but provides a perfect opportunity for prospective purchasers to put their own stamp on this lovely home & make it their own.

Location

Well situated in the village of Drefach, a stones throw from the village park & 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



Occupying an elevated position within a popular village setting, this appealing three-bedroom semi-detached house enjoys delightful countryside views and offers an excellent opportunity to create a wonderful family home. Although requiring a degree of refurbishment and modernisation, the property boasts spacious accommodation together with a tarmac driveway, detached garage and a generous rear garden, perfect for keen gardeners, vegetable growing or simply enjoying the outdoors. Conveniently situated within easy walking distance of Ysgol Dyffryn Cledlyn school and local village amenities, the property combines rural charm with everyday practicality, making it an ideal purchase for first-time buyers, families or those seeking a rewarding renovation project. The property has the benefit of uPVC double glazing, oil fired central heating & affords more particularly the following -

Front Entrance Door

Reception Hallway



with stairs to first floor, under stair storage & shelving, consumer unit, radiator, doors to -

Living Room

13'9" x 12'7" (max) (4.19m x 3.84m (max))



A spacious front living space with an abundance of natural light beaming through the large picture window with elevated & pleasant countryside views, feature fireplace with open flue (not tested) with stone surround, alcove shelving.

Kitchen / Diner

19'7" x 9'6" (5.97m x 2.90m)



A spacious kitchen / diner to the rear of the property overlooking the garden with a good range of base & wall units, electric cooker & hob, single drainer sink, tiled flooring & part tiled walls, tongue & groove ceiling.



Side Entrance Lobby



with side entrance door, tiled flooring

Rear Hallway

with tiled flooring, access to loft, rear entrance door, doors to -

Utility Room

9'5" x 5'6" (2.87m x 1.68m)



with 'Grant' oil fired boiler, single drainer sink, plumbing for automatic washing machine & space for tumble dryer

WC



with tiled flooring

FIRST FLOOR

Landing



with access to part boarded & insulated loft

Airing Cupboard

with shelving & immersion heater.

Bedroom 1

13'9" x 11'3" (4.19m x 3.43m)



with picture window & lovely countryside views

Bedroom 2

11'8" x 9'8" (3.56m x 2.95m)



Bedroom 3 / Study

9'4" x 7'9" (2.84m x 2.36m)



with storage shelving

Bathroom

7'4" x 5'5" (2.24m x 1.65m)



Being part tiled with bath & shower over (not tested), wash hand basin with toiletries cabinet below, WC, shaver point & towel rail

Externally



The property sits in an elevated & spacious plot with tarmacadam driveway providing ample parking along with a pleasant front lawned garden with attractive views & mature hedgerow adjoining the village park. The grounds continue to the rear of the property with paved & lawned grounds that are well enclosed, ideal for families, pets & also growing your own produce if desired.

Front Lawned Garden



Views



Garage / Workshop



with up & over door, providing ample space for further parking or indeed as a workshop for those with DIY interests at heart.

Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating. Full fibre broadband available (subject to any connection charges)

Council Tax Band 'C'

Directions

What3Words - noun.ribcage.professes



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		
	41	61
England & Wales		EU Directive 2002/91/EC
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



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



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.,