

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Fronowen, Maestir Road, Lampeter, Ceredigion, SA48 7PA

Asking Price £299,000

Superbly located in an elevated location with far reaching views over the Teifi valley on the outskirts of the popular university and market town of Lampeter. A detached 3 bedroom bungalow offering spacious accommodation with good size living room, dining room, kitchen, 3 bedrooms and bathroom.

The property also has the benefit of an attached garage with rear utility room and spacious yet easy to maintain gardens and grounds with tarmac driveway, front lawned gardens and rear patio/terrace area.

LOCATION



The property is attractively located just along Maestir Road within walking distance of the university and market town of Lampeter being in an elevated position with unspoilt far reaching views to the front and with an open field to the rear.

Lampeter offers a good range of everyday amenities including the Trinity St. Davids University Complex, primary and secondary schooling and a traditional high street with good range of market town shops, dental practises, doctor's surgery etc.

DESCRIPTION



A well positioned property of traditional construction with the benefit of oil fired central heating. The vendors inform us that there is mains gas available in the roadway but actually connected to this property. The property would be ideal for retirement purposes and offers more particularly the following -

**FRONT SLIDING PATIO DOOR to
RECEPTION VESTIBULE**

SPACIOUS WIDE HALLWAY



with radiator

LIVING ROOM

19'5" x 14' (5.92m x 4.27m)



with double aspect windows, feature fireplace having open flue, double hardwood doors leading to -

DINING ROOM

12' x 9'11" (3.66m x 3.02m)



radiator, rear window

KITCHEN

13' x 10' (3.96m x 3.05m)



with range of kitchen units at base and wall level incorporating double drainer sink unit, electric oven and hob, radiator, rear entrance door to covered threshold

INNER HALLWAY

Fitted airing cupboard, drop down ladder leading to loft area

BATHROOM



with tiled walls, having shower cubicle, sink unit, toilet, radiator

REAR BEDROOM 1

11' x 9' (3.35m x 2.74m)



sink unit, built-in wardrobe

FRONT BEDROOM 2

12' x 11' (3.66m x 3.35m)



radiator, built-in wardrobes

FRONT BEDROOM 3

9' x 9' (2.74m x 2.74m)



radiator, front window

EXTERNALLY



The property is accessed via tarmacadamed driveway with off road parking leading to attached garage 17' x 10'; with electrically operated up and over door, door to rear utility room

10' x 12' having oil fired boiler, rear door, cloakroom with toilet.

REAR VIEW

Front lawned gardens enjoying commanding views over the Teifi valley, rear patio and further terraced area with coniferous border backing onto open field.

REAR UTILITY ROOM



DIRECTIONS



SERVICES



We are informed the property benefits from connection to mains water, mains electricity and mains drainage. Oil fired central heating, and uPVC double glazing.

From our office, continue along High Street out of Lampeter passing the Murco garage taking the first right hand fork up to Maestir Road, proceed approximately half way along and the property can be found on the right hand side as identified by the agents for sale board.

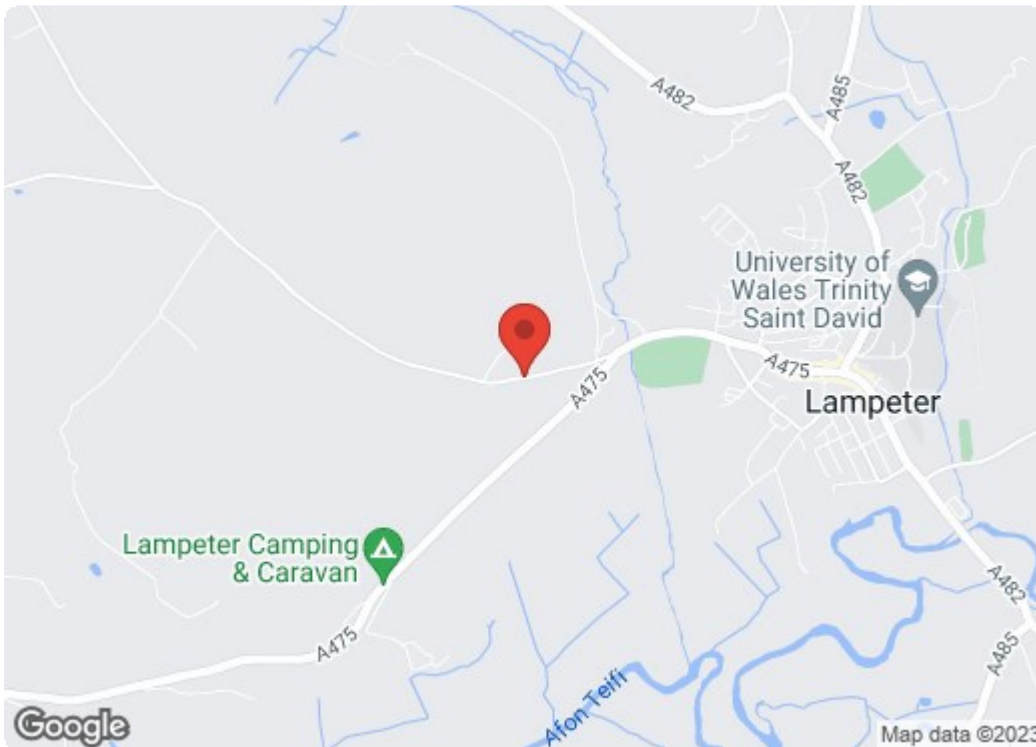
FRONT VIEW



Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		75
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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