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Penlon Cwmann, Lampeter, SA48 8DU

Asking Price £269,950

Nestled in the charming village of Cwmann, this delightful detached bungalow offers a perfect blend of comfort and scenic beauty. Spanning an impressive 1,539 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The bungalow features a well-appointed bathroom and an integral garage, providing convenience and additional storage options.

Built in 1980's, this home has been thoughtfully designed to maximise its potential, with woodgrain effect UPVC double glazing ensuring warmth and energy efficiency throughout the seasons. The oil-fired heating and wood burner add a cosy touch, making it a perfect retreat during the colder months.

One of the standout features of this property is the stunning views over the Teifi Meadows, offering a picturesque backdrop that can be enjoyed from various vantage points within the home. The location is also conveniently close to the vibrant town of Lampeter, where you can find a range of amenities, shops, and local attractions.

This bungalow presents a wonderful opportunity for those looking to embrace a tranquil lifestyle while still being within easy reach of local conveniences. With its charming features and idyllic setting, this property is not to be missed.

Location



The property is attractively located on the edge of the village of Cwmann, less than 1 mile from the popular market town of Lampeter with a good range of everyday facilities including supermarkets, doctors surgery, dentists. The property has an attractive location overlooking the Teifi Meadows to the rear with attractive views over the general Teifi valley.

Description

The property comprises of a detached bungalow of traditional construction with the benefit of oil fired central heating via combination boiler and with an attractive wood grain effect double glazed windows and external fascia for ease of maintenance. The property provides well proportioned accommodation and affords more particularly the following:

Front recessed entrance door to:



Hallway

Tiled floor, radiator

Living Room

15'2" x 11'8 (4.62m x 3.56m)



Radiator, front bay window, fireplace housing a wood burning stove, double doors to:

Dining Area

9'3 x 11'6 (2.82m x 3.51m)



Radiator, rear window have picturesque views

Kitchen

9'3" x 13'3" (2.82m x 4.04m)



Tiled floor with fitted range of Pine kitchen units incorporating a ceramic single bowl sink unit, electric oven and ceramic hob, space for microwave, integrated fridge & freezer, space for automatic washing machine.

Rear Porch

Having rear entrance door.

Inner Hallway

Double doors to storage cupboard being shelved with a further storage cupboard providing potential internal access to garage if required subject to any alterations and consent required.

Front Double Bedroom 1

11'6" x 11'4" (3.51m x 3.45m)



Radiator, front window, double built-in wardrobe

Front Double Bedroom 2

11'4" x 11'3" (3.45m x 3.43m)



Radiator, front window, double built-in wardrobe

Rear Bedroom 3

9'4" x 9'9" (2.84m x 2.97m)



Rear window, radiator

Bathroom



Having tiled floor with panelled bath and shower attachment and fitted shower screen, toilet, wash hand basin, radiator, electric heater

Externally

Attached Garage

21' x 9'1 (6.40m x 2.77m)



With an electric up and over door

Boiler room

Wood Store

Gardens & Grounds



The property is approached via a gated entrance to a tarmacked driveway, attractive front garden area with a selection of ornamental shrubs and trees. Extensive rear garden area with patio area and further grassed areas being a blank canvass for creating your own garden space all being an easy to maintain grassed areas. The main feature of the garden is the unique recycled raised beds.

Services



Mains water, mains electricity, mains drainage, oil fired central heating, we are informed super fast fibre broadband is connected.

Directions

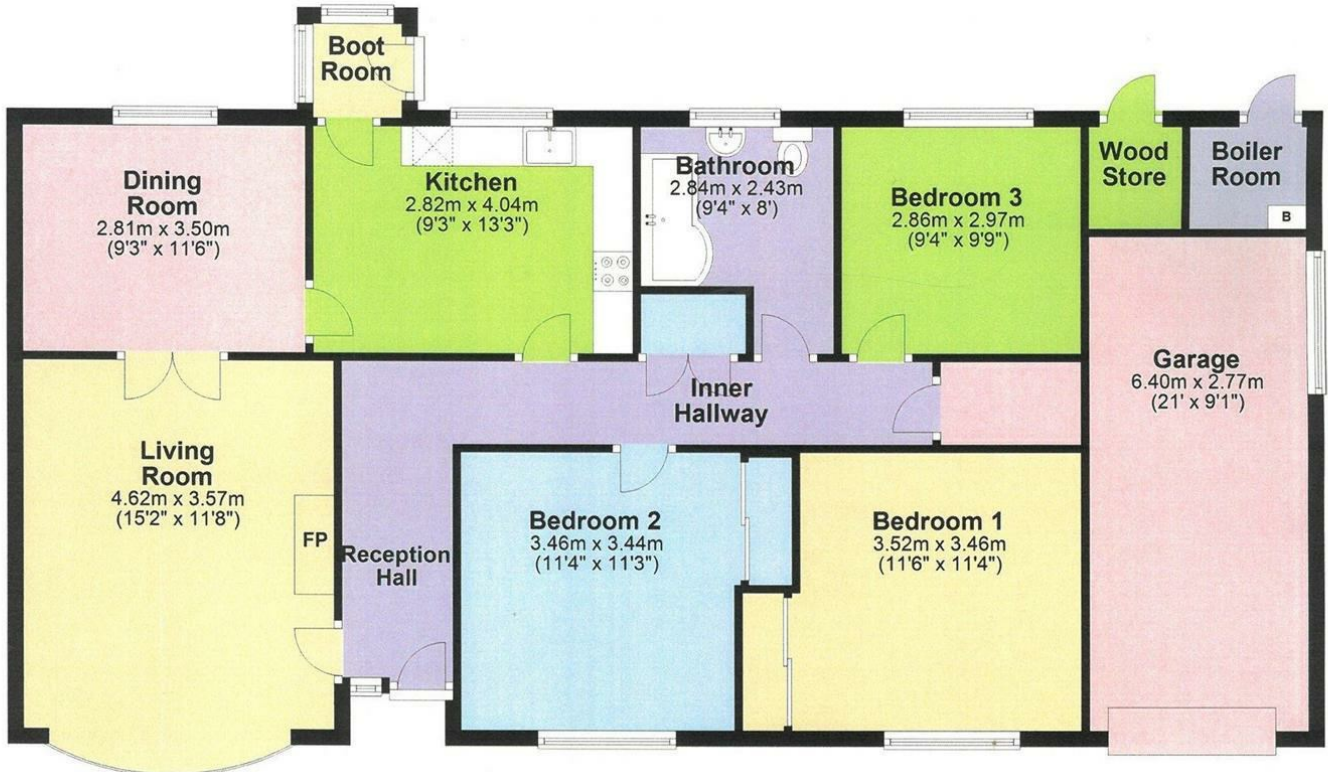
From Lampeter take the A482 towards Cwmann, turning right opposite E&M Motorfactors on to the A485 Llanybydder/ Carmarthen Road continue on this road and Penlon is the last bungalow on the right hand side as you leave the village.

Council Tax Band - E

Amount Payable: £2728 <http://www.mycounciltax.org.uk/>

Ground Floor

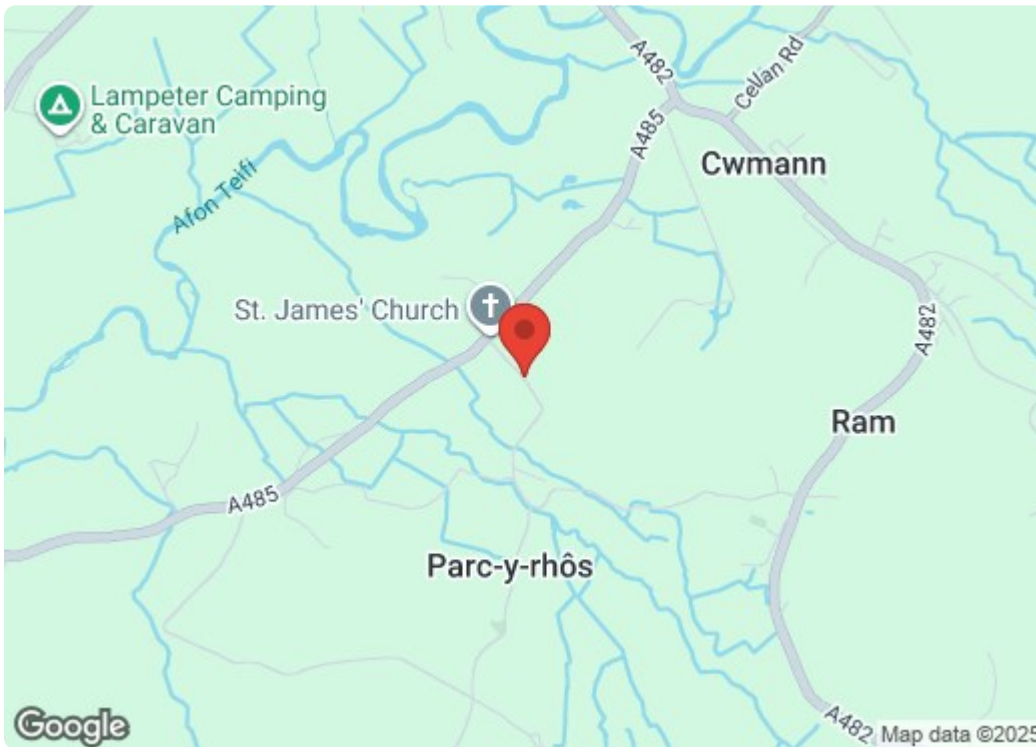
Approx. 124.8 sq. metres (1343.1 sq. feet)



Total area: approx. 124.8 sq. metres (1343.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.



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		
	56	76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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