



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



**5 Drovers Road, Lampeter, SA48 7AT**  
**Asking Price £162,500**

This well-presented town house on Drovers Road offers a delightful family sized home, boasting two spacious reception rooms, perfect for entertaining or relaxing with family. The house comprises of three good sized bedrooms, providing ample space for a growing family.

The property is conveniently located just off the town centre, allowing easy access to local amenities, shops, and services. This cosy cottage is enhanced by gas-fired central heating and UPVC double glazing, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this home is its convenient location, along with outside brick built storage rooms which would make a workshop at the rear.

This property is chain-free and vacant, making it ready for immediate occupation. Whether you are looking for a family home or a sound investment, this charming cottage presents an excellent opportunity in a desirable location.

## LOCATION



This property is ideally located on Drovers Road, just a short stroll from Lampeter's town centre, offering the perfect balance of convenience and tranquillity. Residents will enjoy easy access to a range of amenities, including local schools, the doctor's surgery, shops, and various businesses, making day-to-day life hassle-free. To the rear, the property benefits from a courtyard with rear access. Whether you're popping into town for errands or enjoying the charm of the area, this location offers a great mix of accessibility and natural beauty.

## DESCRIPTION



A conveniently positioned property offering family sized accommodation with the benefit of gas fired central heating and uPVC double glazing.

## HALL

The property is accessed via uPVC entrance door to a small but convenient hallway. Doors to kitchen and living room.

## KITCHEN

14'8x7'8 (4.47mx2.34m)



With a range of kitchen units at base and wall level, sink unit, oven, hob and extractor fan, plenty of storage cupboards and work surfaces incorporating breakfast bar area, radiator, front window

## REAR HALLWAY/UTILITY

4'6x5'11 (1.37mx1.80m)

China Belfast sink. With rear entrance door

## REAR SITTING ROOM/DINING ROOM

12'8x12'6 (3.86mx3.81m)



A spacious and versatile room featuring built in storage cupboards.

## FRONT LIVING ROOM

12x14'8 (3.66mx4.47m)



With radiator, fire place, front window. Stairs to first floor.

## REAR BEDROOM 2

13'11x12'3 (4.24mx3.73m)



Radiator door to built in cupboard

## FIRST FLOOR - LANDING



Access to loft space.

## BATHROOM

9'9x7'6 (2.97mx2.29m)



Having a panelled bath, shower, toilet and wash hand basin with incorporated vanity unit, radiator.

## FRONT BEDROOM 1

14'4x8'4 (4.37mx2.54m)



Radiator

### **FRONT BEDROOM 3**

5'6x 5x5 (1.68mx 1.52mx1.52m )



Radiator.

### **REAR COURTYARD**



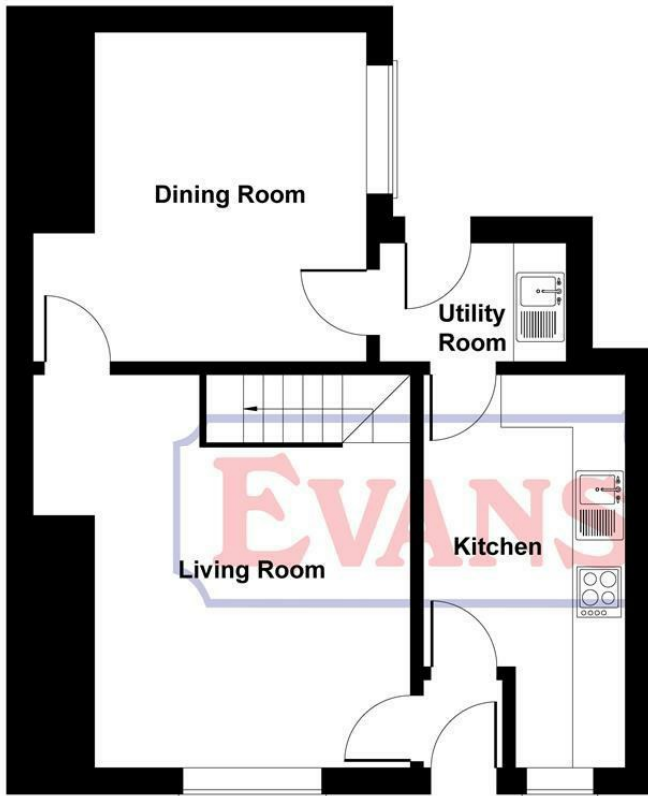
With pedestrian access via side alley upvc doors to external shed and W.C

There is a right of access to a third party rear door via the courtyard.

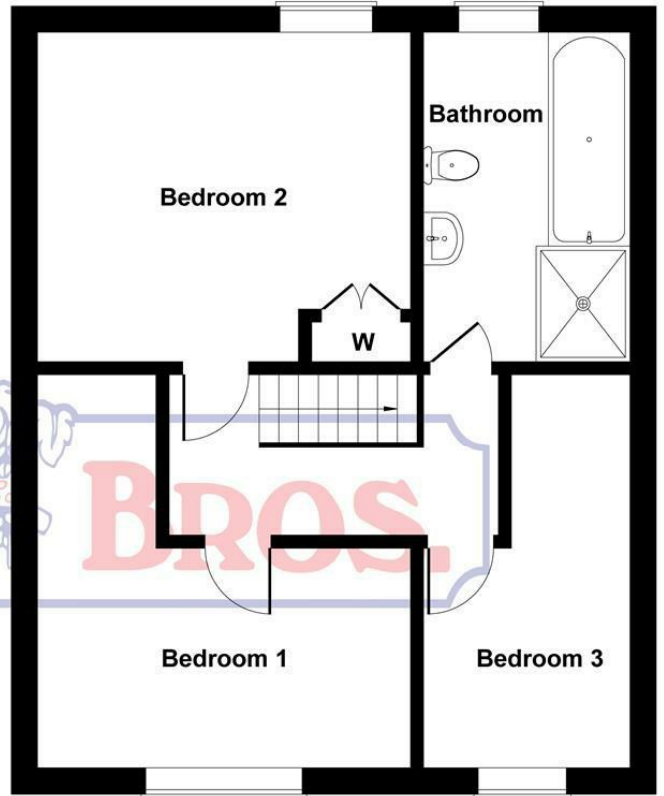
### **COUNCIL TAX BAND - C**

BAND C - £2151 per year

# 5 Drovers Road, Lampeter, SA48 7AT



**GROUND FLOOR**

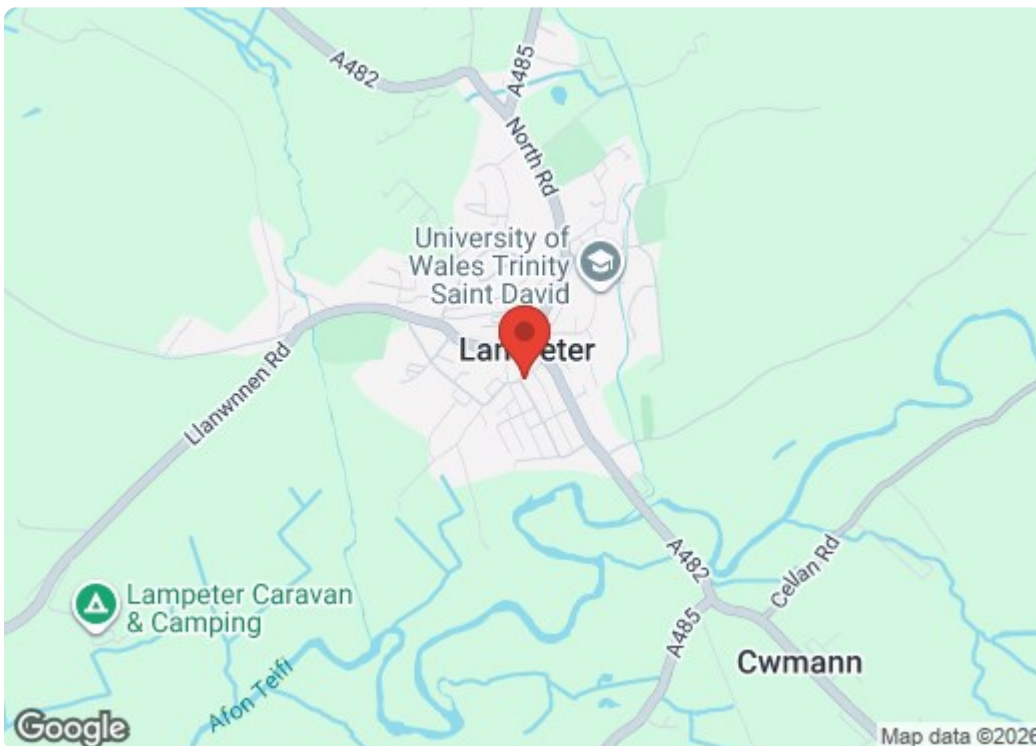


**FIRST FLOOR**

**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.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.,