

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



**Tir Hebog Cilcennin, Lampeter, SA48 8RF**

**Open To Offers £315,000**

A delightful semi rural bungalow offering commodious 3 bedroom 2 bathroom accommodation with large living room, dining room and conservatory. The property is located in a popular village community enjoying attractive views and only some 5 miles from Aberaeron.

## Location



The property is located in the popular village community of Cilcennin, nestling in the Aeron valley, with some lovely lanes to enjoy some relaxing countryside walks in the area. The property is only some 5 miles from the destination town of Aberaeron renowned for it's cafes, bars, restaurants and hotels and is well located for exploring the Ceredigion Heritage Coastline. The property is also convenient to the larger towns of Lampeter in land, Aberystwyth to the north and Cardigan to the south.

## Description



The property offers deceptively spacious accommodation for which viewing is highly recommended.

The well proportioned and free flowing, light accommodation has the benefit of oil fired central heating and UPVC double glazing.

The gardens are a particular feature being attractive and well cared for, yet easy to maintain. The property also has a benefit of a garage, carport suitable for a motorhome and various garden sheds.

The property provides more particularly the following:

## Front entrance door to



## Hallway



Radiator, timber effect flooring, built in cloak cupboard with shelves, coat hanging facilities.

## Living room

20 x 18'1 (overall) (6.10m x 5.51m (overall))



A large light room, with front picture windows and sliding patio doors to rear conservatory. This room has a fireplace with timber surround, TV shelves to side, radiator

### Rear Conservatory

12 x 7'3 (3.66m x 2.21m)



With timber effect flooring, french doors to enjoy attractive views.

### Dining room

13 x 9'3 (3.96m x 2.82m)



With timber effect flooring, radiator

### Kitchen / Breakfast room

16 x 10 (4.88m x 3.05m)



Having a quarry tiled floor and an attractive range of kitchen units, providing extensive storage facilities incorporating a 1 & 1/2 bowl sink unit, plumbing for washing machine, eye level double oven, ceramic hob, extractor hood, rear entrance door to rear porch.

### Inner hallway

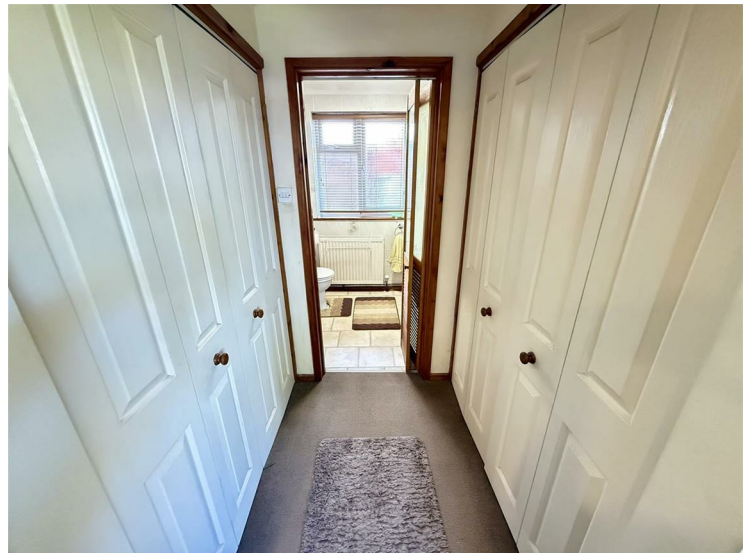
### Master bedroom suite

12'6 x 11'8 (3.81m x 3.56m)



Rear window, radiator.

### Dressing area



With two ranges of built in wardrobes

### En-suite bathroom



Having fully tiled, panelled bath having a shower unit over, toilet, circular wash hand basin, radiator

## Bedroom 2

12'7 x 10'10 (3.84m x 3.30m)



Radiator, rear window

## Study/Bedroom 3

12'7 x 7'9 (3.84m x 2.36m)



Currently used as an office with fitted units, shelving and storage, radiator.

## Family Bathroom



With tiled walls, shower cubicle, toilet, wash hand basin, radiator.

## Externally



The main feature of this property is its attractive yet easy to maintain gardens and grounds. The property is approached via a gated entrance to a tarmacked driveway, this leads to a useful integral garage

## Integral garage

17'6 x 9'1 (5.33m x 2.77m)



Having an up and over door, oil fired central heating boiler, wash hand basin, drop down ladder access to partly boarded loft area providing storage facilities.

## Adjoining carport

23 x 10 (7.01m x 3.05m)

Has been designed to house a motorhome

## Garden Workshops, sheds and storage sheds



With storage shed (12' x 6')

Workshop (10'8)

Garden shed (8'8)

## Gardens



Some lovely and well maintained lawned gardens surround the property with a patio area, raised decked area to enjoy some lovely views, rear patio area and raised decked area which to enjoy lovely views.

## Council Tax - E



We are informed the amount payable per annum is £2806

## Services

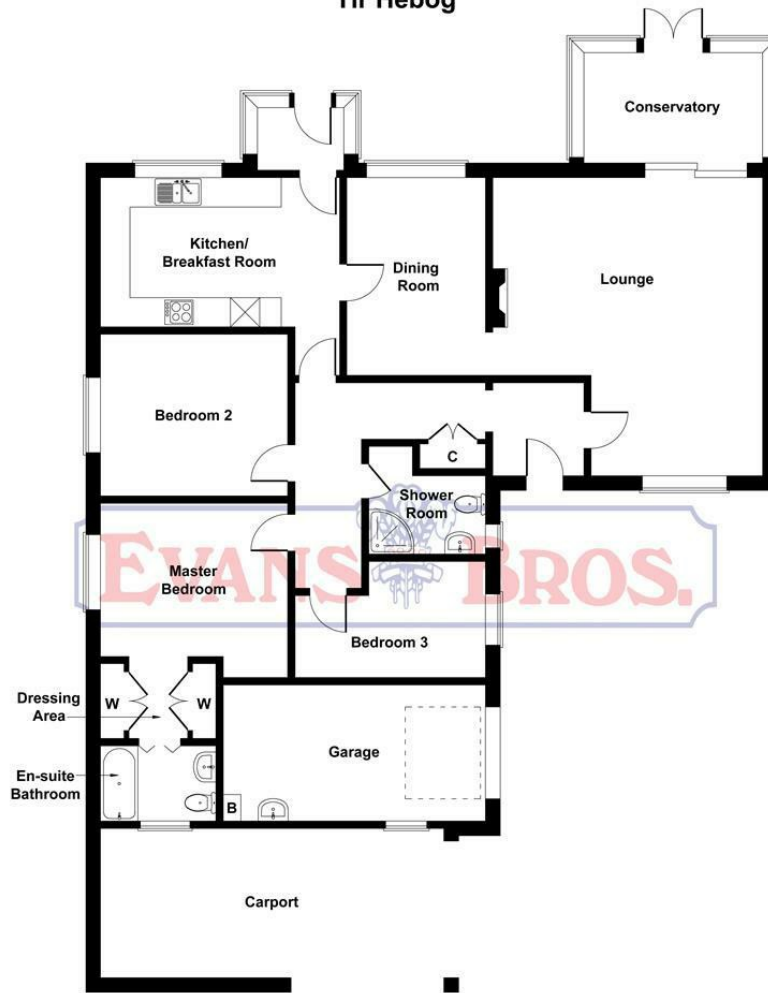


We are informed the property is connected to mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, broadband connected

### **Directions**

From Aberaeron take the A482 Lampeter road, continue through the village of Ciliau Aeron, taking the next left hand turning continue down over the bridge and up the hill to a T junction, turn right, continue to the village of Cilcennin, at the village old weaving school bear right and the property can be found on the corner in front of you as identified by the agents for sale board.

# Tir Hebog



**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**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.,