

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



Glannant Temple Bar, Nr. Lampeter, Ceredigion, SA48 8BH

Asking Price £249,950

This delightful detached dormer bungalow offers a perfect blend of comfort and convenience. The property boasts a living room, kitchen and three bedrooms, including a ground floor bedroom with an ensuite shower room, making it an ideal choice for those seeking single-level living or for retired purchasers. The grounds surrounding the bungalow are easy to maintain, allowing you to enjoy the pleasant outlook without the burden of extensive gardening with ample parking area. Conveniently situated between Lampeter and Aberaeron on a regular bus route the property is well situated close to amenities.

THE PROPERTY



A charming detached dormer bungalow with 3 bedrooms, including a ground floor ensuite bedroom that can either be used as bedroom or second reception room/dining room. With double glazed windows and oil fired central heating this cosy property would make a lovely inviting home. The property has a stair lift for those less able that can be left in situ or removed at the buyers choice.

STAINED GLASS UPVC DOOR
into-

HALLWAY
10'8" x 6'0" max (3.25 x 1.83 max)



Stairs to first floor, understairs storage cupboard, doors to sitting room and dining room

SITTING ROOM
16'2" x 11'6" (4.93 x 3.51)



lovely light room with double windows to front, mock fireplace with electric inset, double French doors into -

SITTING ROOM 2ND VIEW



KITCHEN
10'9" x 8'6" (3.28m x 2.59m)



fitted white base and wall units incorporating single drainer stainless steel sink with mixer tap over, electric oven with ceramic hob and extractor hood over, plumbed for automatic washing machine and space for fridge. Spot lights, tiled walls, laminate floor and door to outside rear garden. Window

overlooking rear garden area with views across farmland and woodland beyond. Door to -

KITCHEN 2ND VIEW



BEDROOM 3/SECOND RECEPTION ROOM

12'4 x 10'1 max (3.76m x 3.07m max)



Double glazed sliding doors to patio backing onto farmland. En-suite shower room off with shower cubicle having electric shower, wash basin and toilet.

FIRST FLOOR - LANDING

spacious and with velux window giving plenty of natural light. Sloping ceiling. Storage cupboard.

BEDROOM 1

11'1 x 8'6 max (3.38m x 2.59m max)



into dormer. Window overlooking front

BEDROOM 2

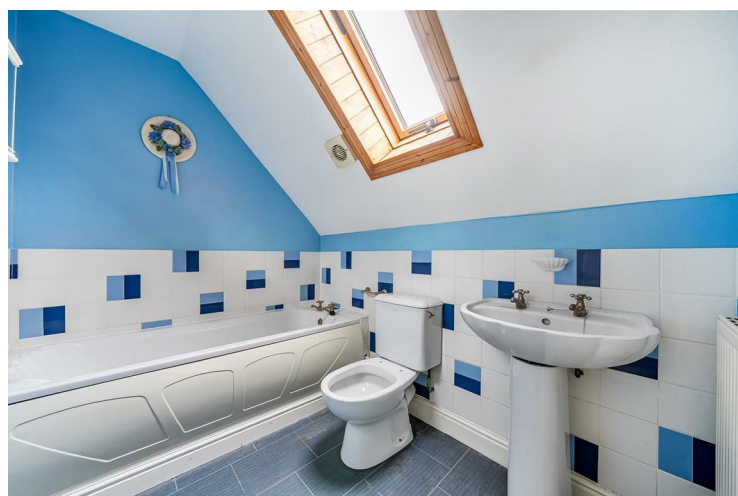
10'11 into dormer x 8'6 (3.33m into dormer x 2.59m)



window overlooking front

BATHROOM

7'9" x 5'10" into eaves (2.36 x 1.78 into eaves)



with velux window, white suite comprising bath, w.c., and wash hand basin, partly tiled walls

EXTERNALLY



To the front - tarmac forecourt with ample turning and parking for several vehicles, caravan etc. and low maintenance slate scree gravelled area. To left side there is high fencing with door for access. To the right there is a parking area plus lawned area. Ample space for garage if required (subject to planning permission)

REAR



REAR GROUNDS



To the rear - enclosed in a fenced boundary with low maintenance garden/patio, backing onto paddocks with views beyond. Outside tap and light.

Timber garden store 12' x 8' with power and lights, oil tank behind with wooden privacy fence.

DIRECTIONS



From Lampeter take the A482 towards Aberaeron - after approx 5 miles and going down the hill - the Property will be seen on the left hand side (last bungalow just before the crossroads and Fronfelin Arms).

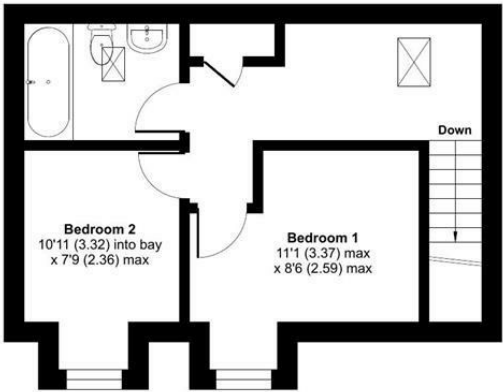
SERVICES

Mains Electricity, Water (metered) and Drainage. Oil Central Heating with external boiler.

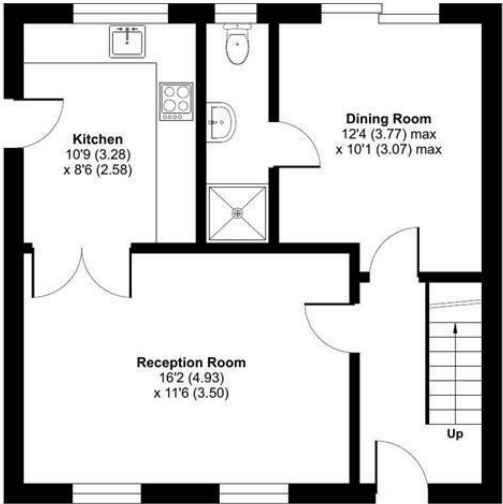
COUNCIL TAX BAND - D

Glannant Temple Bar, Felinfach, Lampeter, SA48

Approximate Area = 874 sq ft / 81.1 sq m
For identification only - Not to scale

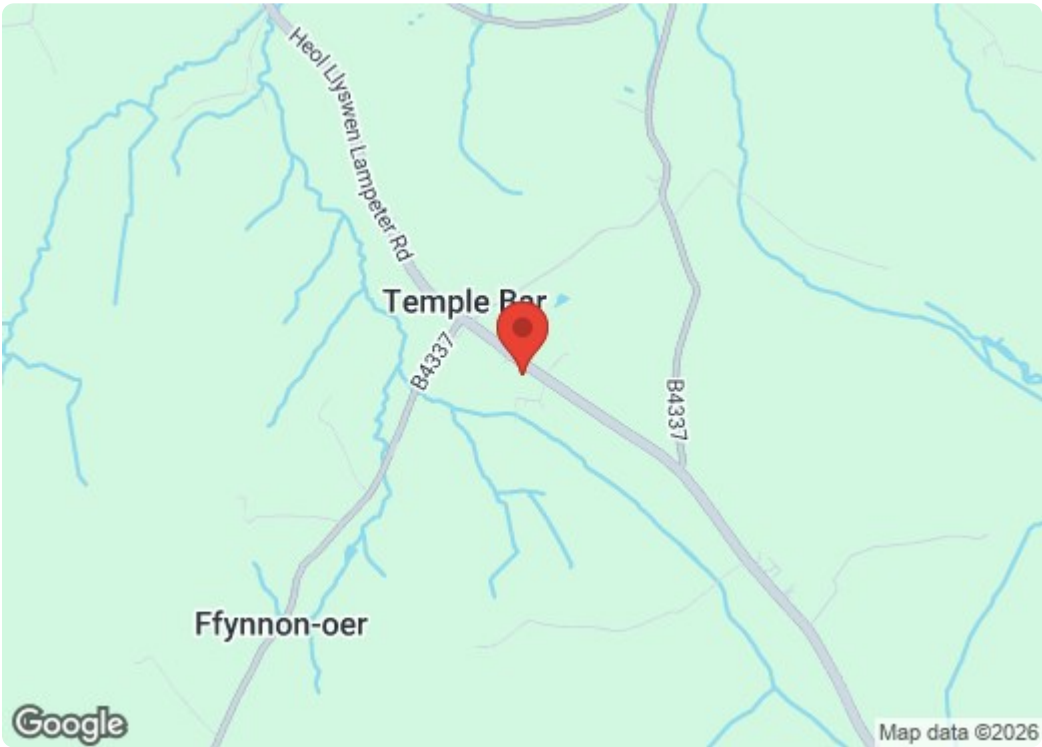


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Evans Bros Ltd. REF: 1508526



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		
	67	74
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.,