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Ger Y Fro, Forest Road, Lampeter, Ceredigion, SA48 8AN

Asking Price £299,950

Nestled on the edge of Lampeter, this charming detached bungalow on Forest Road offers a delightful blend of comfort and natural beauty. With two well-proportioned bedrooms and a spacious reception room, the accommodation is designed for both relaxation and practicality. The property features an efficient electrical wet system heating, complemented by solar PV panels, making it an eco-friendly choice for modern living.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for cosy winter evenings spent by the wood burner. The extensive grounds surrounding the bungalow are a true highlight, ideal for green-fingered enthusiasts. Here, you will find a poly tunnel, fruit trees, and an array of fruit bushes, providing ample opportunity for gardening and enjoying the fruits of your labour.

The elevated position of the property offers stunning views over the town of Lampeter and the picturesque Teifi Valley beyond, being withing a manageable stroll of the town centre.

AGENTS COMMENTS



This bungalow is not just a home; it is a lifestyle choice, combining comfort, sustainability, and the joys of outdoor living. Whether you are looking to downsize or seeking a peaceful retreat, this property is sure to impress. Don't miss the chance to make this delightful bungalow your own. Viewing is recommended at an early date.

LOCATION



Occupying an elevated position on the edge of Lampeter, this property enjoys far-reaching views across the town and the picturesque Teifi Valley beyond. The setting offers a balance of privacy and accessibility, being within a comfortable and manageable stroll of the town centre, where a range of everyday amenities can be found including independent shops, cafés, supermarkets, and leisure facilities, together with 3 - 19 schooling and dentists and doctors surgery etc.
Lampeter is a well-regarded market town with a strong sense of community, surrounded by attractive countryside yet well placed for access to the wider region including the West Wales coastline being within a 15 minute drive at the noted harbour town of Aberaeron making this an appealing location for lifestyle buyers seeking a semi-rural setting with convenience.

DESCRIPTION



The property is approached via a composite good quality front entrance door with stained glass inset and side light leading to - spacious hallway

SPACIOUS HALLWAY

15'10" x 5'10" (4.83m x 1.78m)



Having a parquet flooring, radiator, access to loft.

LOFT

Boarded loft with a drop down ladder ideal for storage purposes

LIVING ROOM
22'10" x 12'9" (6.96m x 3.89m)



A large inviting reception room with a feature fireplace having a wood burning stove set on a slate hearth with timber effect mantle over, large front picture window enjoying views over the town and the Teifi valley beyond.

DINING AREA
11' x 8'10" (3.35m x 2.69m)



Radiator, side window

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



With base and wall units incorporating single drainer sink unit, electric cooker point with extractor hood over, rear window, built-in cupboards, rear door to -

GARDEN ROOM
16'9" long (5.11m long)



Doors to either side

FRONT BEDROOM 1
14' x 12' (4.27m x 3.66m)



Radiator, built-in wardrobes, front picture window

REAR BEDROOM
12' x 12' (3.66m x 3.66m)



Radiator, rear window

SHOWER ROOM
7'11" x 5'7" (2.41m x 1.70m)



With a corner shower unit, wash hand basin, set in a vanity unit with storage cupboard beneath, toilet, extractor fan, radiator, fully tiled walls and floor.

EXTERNALLY



A major feature is the approximately one-third-acre plot, providing an unusually generous amount of outside space while being designed in a way that allows much of it to be enjoyed without extensive maintenance. The gardens include attractive paved and gravelled areas, terraced lawns, established planting, a wildlife pond and a selection of fruit trees and bushes. For those who enjoy growing their own produce there is also a substantial 30ft polytunnel with raised beds, together with a greenhouse, although these spaces could equally be adapted or simply enjoyed as additional outdoor areas.

GARAGE
14'10" x 9' (4.52m x 2.74m)



with front up and over door, fitted work bench and shelf.

REAR UTILITY ROOM
9' x 5'2" (2.74m x 1.57m)



Having plumbing and space for automatic washing machine and tumble dryer, fridge freezer space.

To the rear of this building is a large water tank for a rain water harvesting system servicing the poly tunnel.

FRONT GARDEN



The attractive front garden is particularly manageable, with a gravelled patio area enclosed by a mature evergreen hedge, together with a wildlife pond.

REAR GARDEN



The property occupies a generous plot of approximately one-third of an acre, offering considerably more outdoor space than might typically be expected with a bungalow in such a convenient location.

The gardens have been arranged to provide a combination of easy-maintenance paved, gravelled and grassed areas, creating plenty of space to enjoy without requiring the upkeep associated with a heavily planted formal garden.

A landscaped paved terrace provides an excellent area for outdoor dining and relaxation, while pathways lead through the gardens to the additional lawned and terraced areas.

To the rear are the 30ft polytunnel, greenhouse, established fruit trees and fruit bushes, providing opportunities for gardening and growing produce but also offering flexibility for future owners to use the space according to their own requirements.

POLYTUNNEL



30' poly tunnel with raised vegetable beds and water point, having an established apricot and fig tree.

GREENHOUSE



Greenhouse with electric point.

PATIO



VIEWS



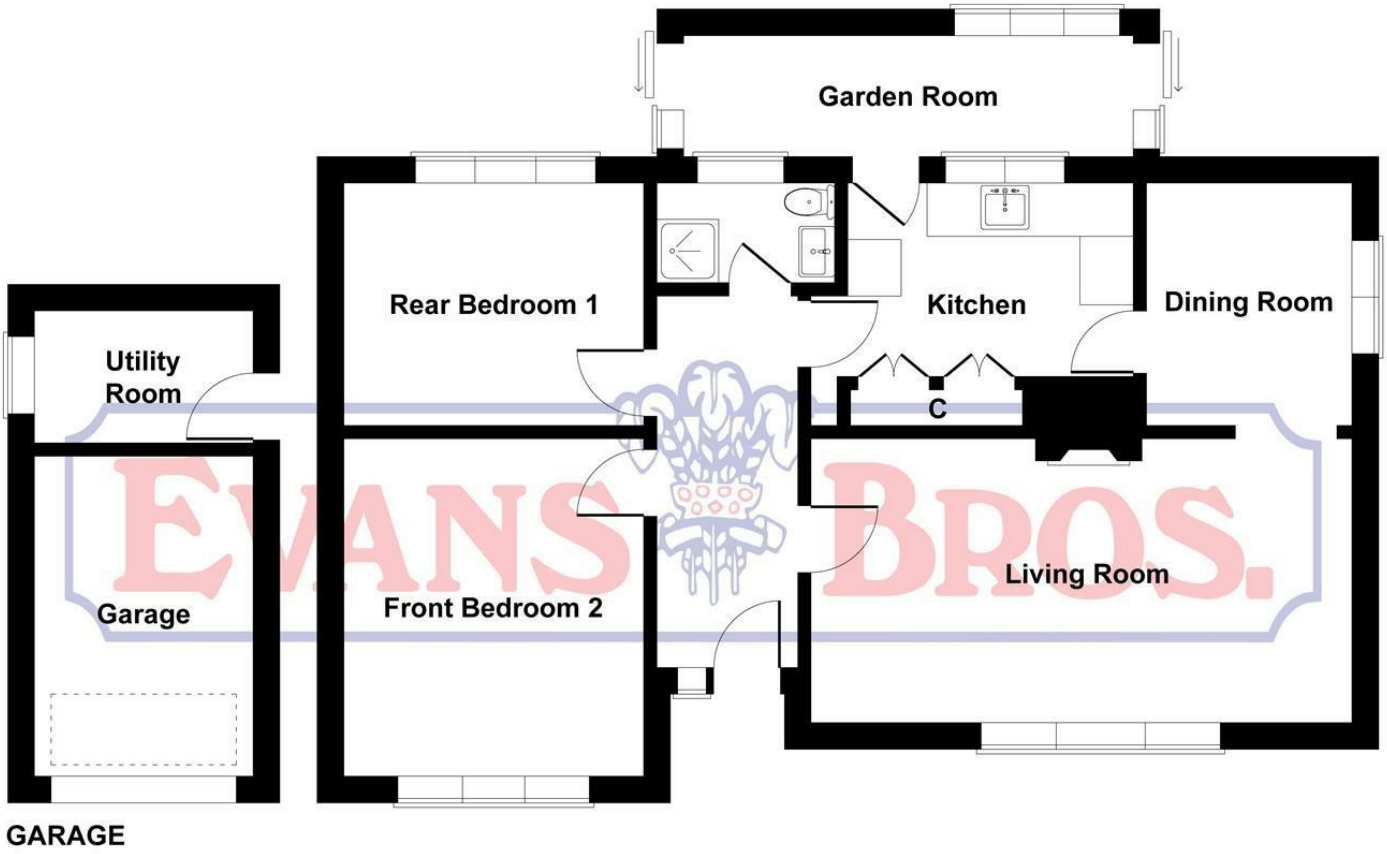
SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage. Broadband with FTTP connected. Electrical heating system via a radiator operated network with solar pv panels, the vendors informing us providing up to 5.2 kw output having a feed in tariff agreement, also providing income with only the winter months requiring payment of the electric bill with the vendor's current usage.

DIRECTIONS

From Lampeter take the A482 Aberaeron road, pass the Shell Garage taking the next right hand turning, proceed up this lane for approximately 500 yards and the entrance can be found on the left hand side turning into a small driveway and the property is the first on the right.

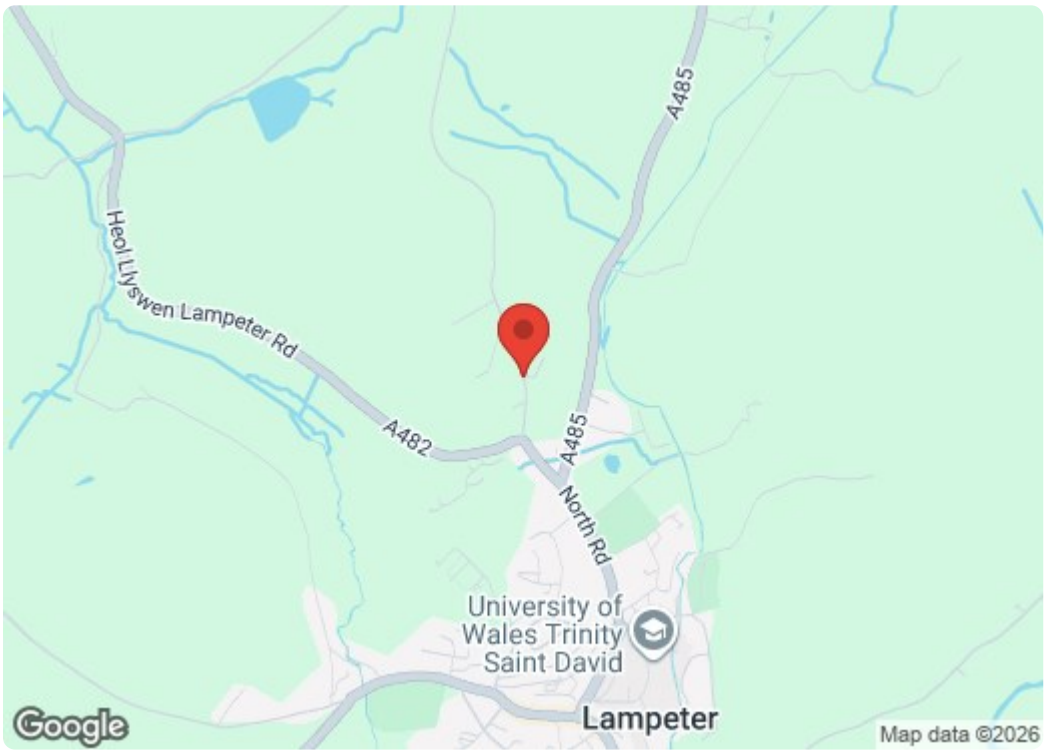
Ger Y Fro

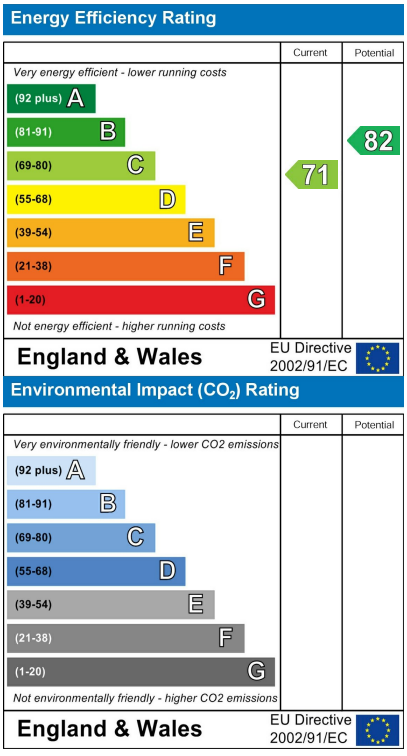


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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