

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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



## 4 Rhydlanfair Llangybi, Lampeter, Ceredigion, SA48 8NA

**Offers Around £129,950**

A well maintained end terraced bungalow offering 3 bedroomed accommodation with large easy to maintain rear patio. ideal for retirement or First time purchasers this property has electrical heating with full Upvc double glazing and offers living room with fireplace, Kitchen, two double bedrooms, 3rd single bedroom/study/utility room and bathroom.

Convenient location 4 miles from Lampeter.

The property is subject to a S157 local authority restriction requiring the purchaser to qualify with Ceredigion County Council, further details form the selling agent.



## Location

Well situated in the centre of the village of Llangybi, close to a popular school and only some 4 miles from Lampeter on the A485 Tregaron road.

## Description



A well maintained and presented bungalow of traditional construction in a popular setting and ideal for FTB or indeed retirement purposes.

## Hall

with access to boarded loft via folding ladder

## Living room

20'6 x 10'5 (max) (6.25m x 3.18m (max))



Fireplace. electrical heater, rear French door to patio area.

## Living room



## Kitchen

8'2 x 7'9 (2.49m x 2.36m)



with an attractive range of kitchen units with sink unit space for cooker and washing machine, tiled splash backs, storage cupboards

## Inner hall

access to airing cupboard

## Bedroom 1

13'4 x 8'2 (4.06m x 2.49m)



## Bedroom 2

11'6 x 6'10 (3.51m x 2.08m)



front bedroom, electrical heater

## Bathroom



being fully tiled with bath, toilet and wash basin, convector heater.

## Bedroom 3/Study/Utility Room

9' x 5' (2.74m x 1.52m)

### Externally

the property has easy to maintain grounds with a front enclosed patio and central flower border

## Rear Patio



An attractive rear enclosed patio for ease of maintenance, with garden shed, gravelled and paved patio slabs and bin store.

### Services

Mains water, electricity and drainage

### Note

The property is subject to an S157 clause restricting the purchasers (but not the occupiers of the property) You will need to supply evidence of the circumstances of the proposed purchasers proving that the following criteria can be applied to the property concerned:-

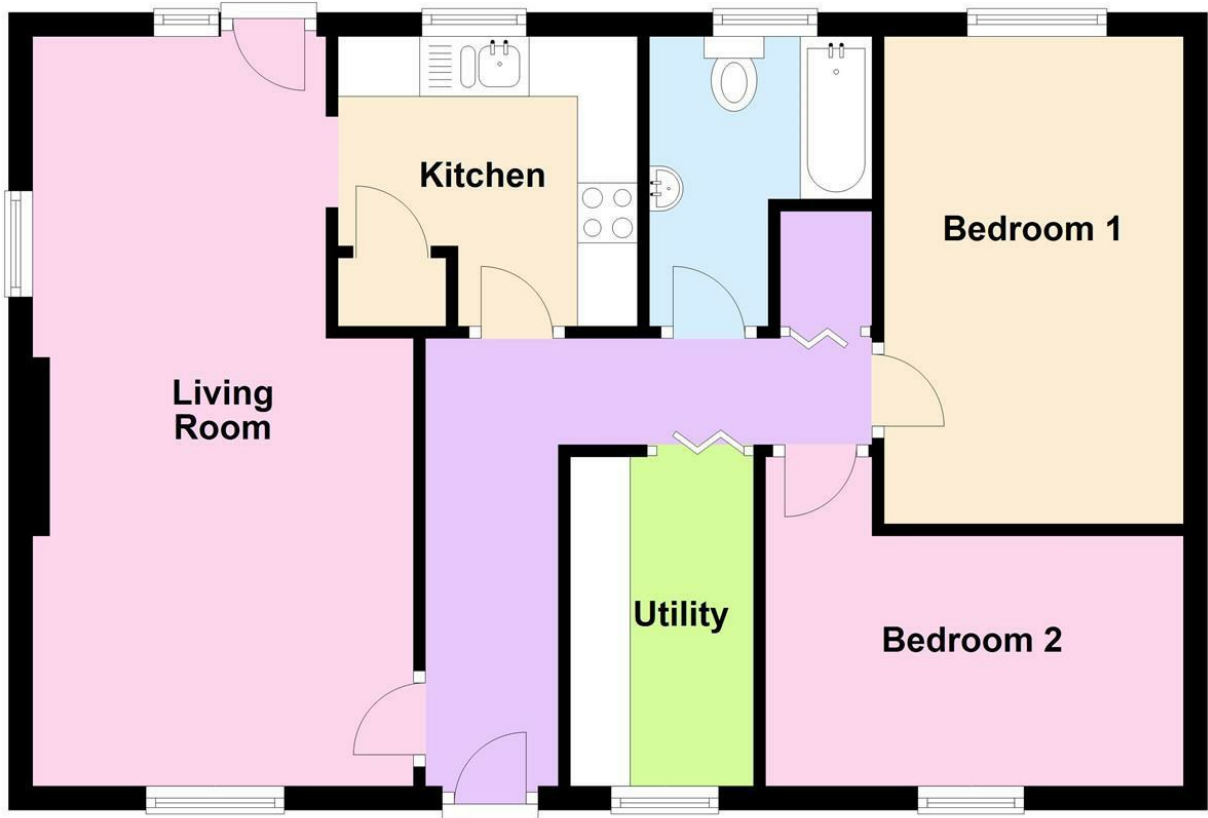
Statutory Consent: If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designated region (i.e. Dyfed if purchased before 01-04-1996 and Ceredigion if purchased later) i.e. residence or employment within the region for at least 3 years immediately prior to the application, then the Council is bound to grant consent. (evidence to be provided: utility bill/council tax/payslips, etc for the last 3 years). Evidence would need to include the name and address of the purchaser.

Consent is otherwise discretionary and the adopted guidelines provide that discretionary consent will generally be granted if a purchaser can establish one of the following criteria:-

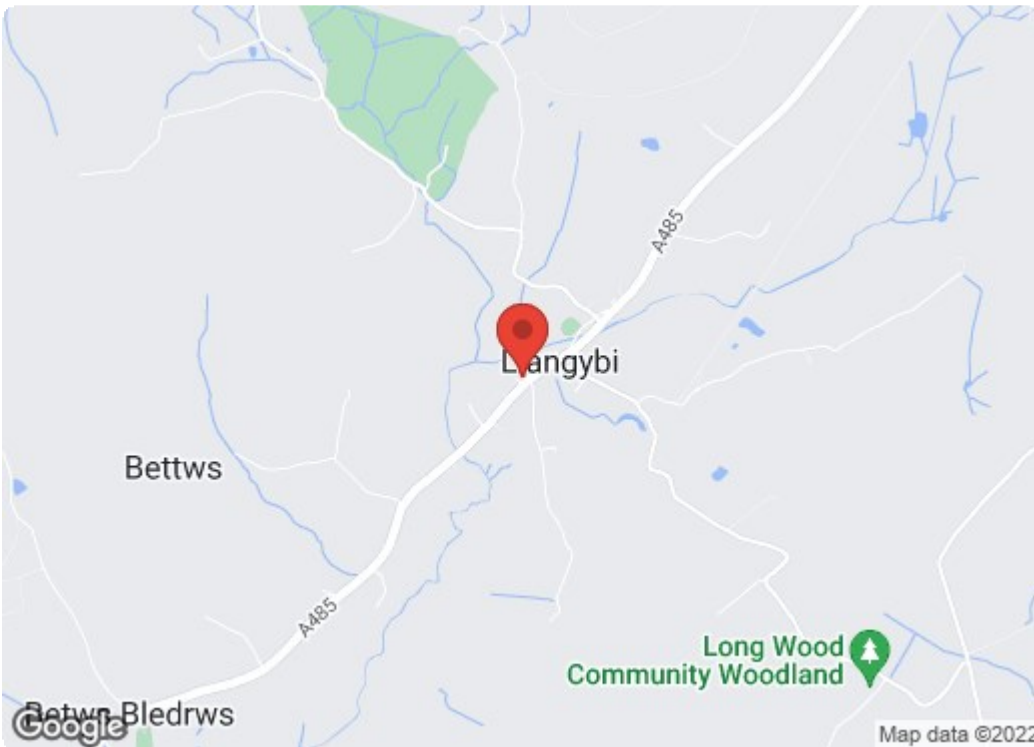
- Born within the designated area.
- Resided a total of 5 years within the designated area but not immediately prior to application.
- Currently employed within the designated area.
- Intending to move to the area to care for an elderly or infirm relative or friend; or if the purchaser is elderly or infirm in order to receive care from relatives or friends who are residing in the area.



# Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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>	
Not energy efficient - higher running costs	
<b>61</b>	
<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) <b>A</b>	<b>70</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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>42</b>	
<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.,