

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Delfan, Felinfach, Lampeter, Ceredigion, SA48 8BG

Asking Price £195,000

A detached semi rural bungalow offering well presented 2 bedroomed accommodation, set in a generous plot with good sized gardens and detached garage/workshop and summer house with attractive views over the Aeron valley to the rear.

Conveniently positioned adjoining the A482 Lampeter to Aberaeron roadway approximately half a mile from the busy village of Felinfach with recently opened area primary school, shops, public house and places of worship.. The property is approximately 7 miles equidistant from the Georgian harbour and destination town of Aberaeron and the market town of Lampeter.

DESCRIPTION



The property which is of non traditional construction offers well presented and well maintained accommodation, in a semi rural setting enjoying attractive views to the rear. The property has the benefit of oil fired central heating and uPVC double glazing and provides more particularly the following -

**FRONT ENTRANCE DOOR to -
HALLWAY**



Tiled floor, radiator

LIVING ROOM

13'10" x 9'2" (4.22m x 2.79m)



With oak effect flooring, feature fireplace having wood burning stove in set, coved ceilings

FRONT BEDROOM 1

12'6" x 9' (3.81m x 2.74m)



Radiator, front window, coved ceiling

REAR BEDROOM

10'9" x 9' (3.28m x 2.74m)



With rear window, radiator

DINING ROOM

13' x 8'8" (3.96m x 2.64m)



Radiator, tiled floor, access to airing cupboard

BATHROOM

7'9" x 5'5" (2.36m x 1.65m)



Being fully tiled with bidet, wash hand basin, toilet, corner shower, half tiled walls with tiled floor, heated towel rail

KITCHEN

8'7" x 7'7" (2.62m x 2.31m)



With tiled floor, base unit incorporating sink unit, electric cooker point, recess with fridge space, side entrance door to side porch.

EXTERNALLY



The property is approached via a gated entrance to front parking and turning area, this leads to a detached garage/workshop, two aluminum greenhouse, summer house. Extensive gardens to side with attractive views over the Aeron valley to the rear.

Detached Garage



Summer House



SERVICES

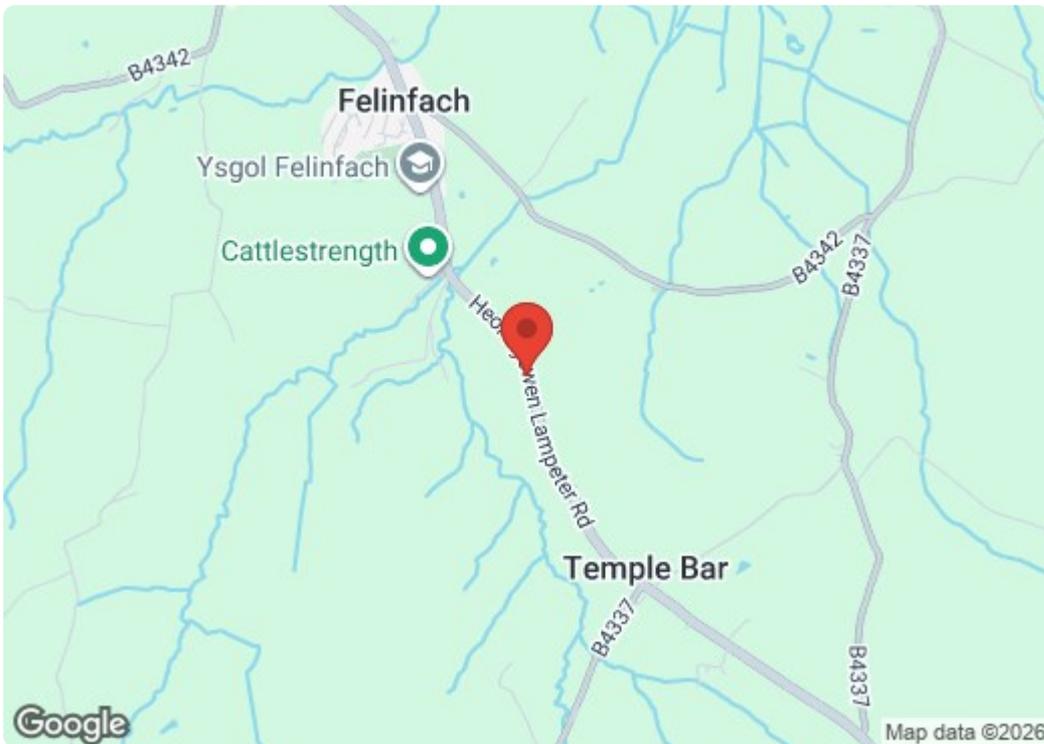
We are informed the property is connected to mains water, mains electricity and mains drainage. Oil fired central heating, broadband available..

DIRECTIONS

From Felinfach proceeds towards Lampeter on the A482, as you start going up the hill the property can be found on the left hand side.

COUNCIL TAX BAND - D

Amount Payable: £2296 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



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