

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



Ty Twt Cribyn, Lampeter, Ceredigion, SA48 7NA

Asking Price £285,000

A well presented 3 bed detached bungalow set in spacious yet manageable grounds. An ideal opportunity for those looking to retire to a quiet edge of village location. Would also make a pleasant family home, with extension potential if desired.

Located on the edge of the rural village of Cribyn, within easy driving distance to Lampeter, Aberaeron and beyond.

Detached garage / workshop and ample parking.

A turnkey property with no work required.

Location

The property is located on the edge of the rural community of Cribyn, being close to the university and market town of Lampeter. The property is also within easy driving distance to Aberaeron, located on the Ceredigion heritage coastline with Aberaeron being renowned as a destination town, famous for its harbour and colourful houses. The property is within easy driving distance to the larger towns of Aberystwyth to the north and Carmarthen to the south, both having a wide range of facilities. The property is attractively located within rural surroundings with access to miles of walks on a network of country lanes nearby.

Description

A well presented detached bungalow, being fully double glazed, with solid fuel rayburn central heating. The property benefits from 3 bedrooms, one being en suite, a family bathroom and a spacious living room, with a lovely wood burning stove at the heart of the property. The detached garage/workshop with electric connectivity is also a welcome addition to this property, along with ample parking and spacious yet manageable grounds, adding to the practicality and appeal of the package. The accommodation affords more particularly the following:-

Entrance door to

Utility Room

11'9 x 6'5 (3.58m x 1.96m)



With a range of units at base level with work surfaces, single drainer sink, plumbing for washing machine, tiled flooring

Door to rear patio area

Sliding door to:-

Kitchen

15' x 12' (4.57m x 3.66m)



With a range of base and wall units, part tiled walls, single drainer sink, airing cupboard, pantry cupboard, electric oven, solid fuel rayburn used for cooking, central heating and hot water, tiled flooring

Sliding door to:-

Living room

23'3 x 12'6 (7.09m x 3.81m)



Spacious open plan living room with patio doors

Feature log burner on a semi circle glass hearth with oak effect surround

Steps to:-

Hallway

With front door entrance and access to loft being insulated

Bedroom 1

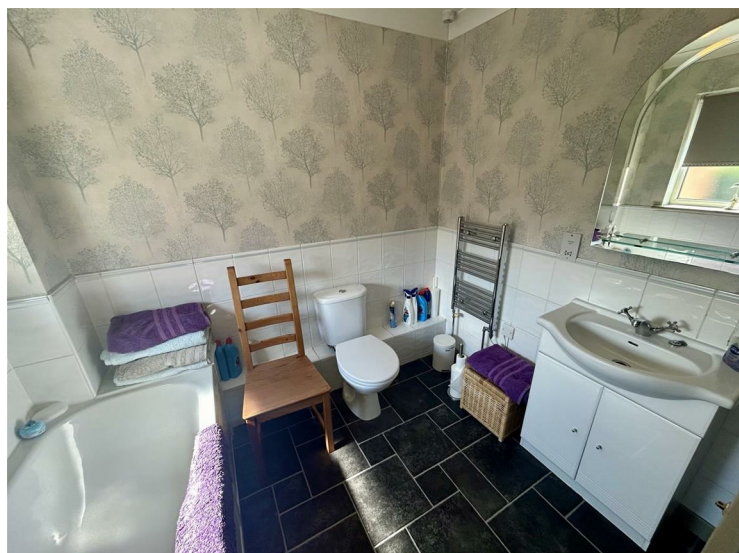
13'5 x 8'1 (4.09m x 2.46m)



With radiator
Sliding door to:-

En suite

8'1 x 6'3 (2.46m x 1.91m)



With laminate flooring, part tiled walls, bath, w.c, wash hand basin with vanity unit, heated towel rail

Bedroom 2

9'7 x 8' (2.92m x 2.44m)



With radiator

Bedroom 3

10'1 x 6'5 (3.07m x 1.96m)



With radiator
Currently used as craft room / office space

Bathroom

6'5 x 6'3 (1.96m x 1.91m)



With laminate flooring, part tiled walls, w.c, wash hand basin, shower cubicle, heated towel rail, toiletries cupboard, shaving point

Externally



Approached through a gated entrance leading to a gravelled drive with plenty of parking & turning space for up to 6 cars. The property benefits from an attractive, spacious yet manageable lawned garden to the rear with landscaped grounds having a variety of shrubbery & plants, all being fully enclosed. Spacious garage / workshop, 2 garden sheds with lean to greenhouse to the rear and a further summerhouse. The pleasant patio area to the rear of the property offers an ideal space for those alfresco summer evenings.



Garage / Workshop

21' x 16' (6.40m x 4.88m)



With up and over door and electric connectivity

Ample Parking



Garden Sheds



Summerhouse



Agents Comments

This well presented bungalow set in spacious yet manageable grounds is an ideal opportunity for those looking to retire to a quiet edge of village location. Would also make a pleasant family home, with extension potential if desired (subject to consent).

Services

We are informed that the property benefits from connection to mains water, electricity and drainage. Solid fuel rayburn central heating. Fibre broadband is also available to the property (subject to connection charges)

Council Tax Band E

The understand that the property is in council tax band E with the annual amount payable being £2571

Directions

What3Words - recap.allow.seagulls



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.,