

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



Crud yr Awel Pennant, Llanon, SY23 5PB

Offers In The Region Of £395,000

A deceptively spacious four bedroom bungalow located in the village of Pennant. This Freehold property offers family sized living accommodation. Ideally located enjoying a rural location just 4 miles from the Cardigan Coast line. The property sits in a large plot with ample off-road parking for 6 vehicles. This detached bungalow is very versatile with an annexe and studio/workshop within its grounds along with a good sized kitchen/diner, utility room and large living room with views over the surrounding countryside

Location

Within driving distance of the beautiful harbour town of Aberaeron being just 4 miles and the University town of Aberystwyth within 15 Miles. This property has good access to a range of local amenities. Located in the neighbouring village of Cross Inn there is a Public House, Convenience Store and a Children's Creche.

Description



Crud Yr Awel was constructed 35 years ago of cavity wall construction with insulated timber frame and an outer skin of rendered concrete block, a more recent extension of concrete block cavity wall along with a pitched roof which is laid with concrete interlocking tiles. The property benefits from UPVC double glazing. This Freehold property offers family sized living accommodation which can be suited to all age groups. With its adaptability the property would suit both busy family life or someone looking for a retreat to retire. Ideally located enjoying a rural location just 4 miles from the Cardigan Coast line. The property sits in a good sized plot with ample off-road parking for 6 vehicles. This detached bungalow is very versatile with an annexe and studio/workshop within its grounds along with a good sized kitchen/diner, utility room and large living room with views over the surrounding countryside

This well presented 4 bedroom bungalow comprises more particularly the following -

Front Entrance Hallway

leading to -

Large Living Room



With wood effect tiled flooring complete with under floor

heating and patio doors overlooking onto the private garden and neighbouring fields.

Family Sized Kitchen



Comprising of modern fitted shaker style kitchen units completed with a modern black countertop and fitted cooker.

Utility Room



Housing the oil central heating boiler, base and wall units incorporating stainless steel sink, plumbing and space for washing machine and tumble dryer, door to leanto.

Master Bedroom 1



Complete with walk-in wardrobe

Modern Ensuite Bathroom



Bedroom 2



Bedroom 3

Main Bathroom



With shower cubicle, wash hand basin and toilet

Annexe/ Bedroom 4



Open plan separate living accommodation comprising kitchen area, bedroom area and ensuite Bathroom

Annexe Kitchen



Externally

Council Tax Band = E Amount Payable: £2571
<http://www.mycounciltax.org.uk>



Set within a generous plot. To the front of the property there is off road parking for 6 vehicles complete with a lawned garden and a variety of shrubs and plants and a low maintenance PVC cladded outbuilding that is currently used as an Annexe.

Studio/Workshop



To the rear of the property there is a private garden area with a range of raised planters along with a patio area and studio/workshop with power connected.

Services

We are informed that the property benefits from Mains Water, Mains Drainage and Oil Central Heating.

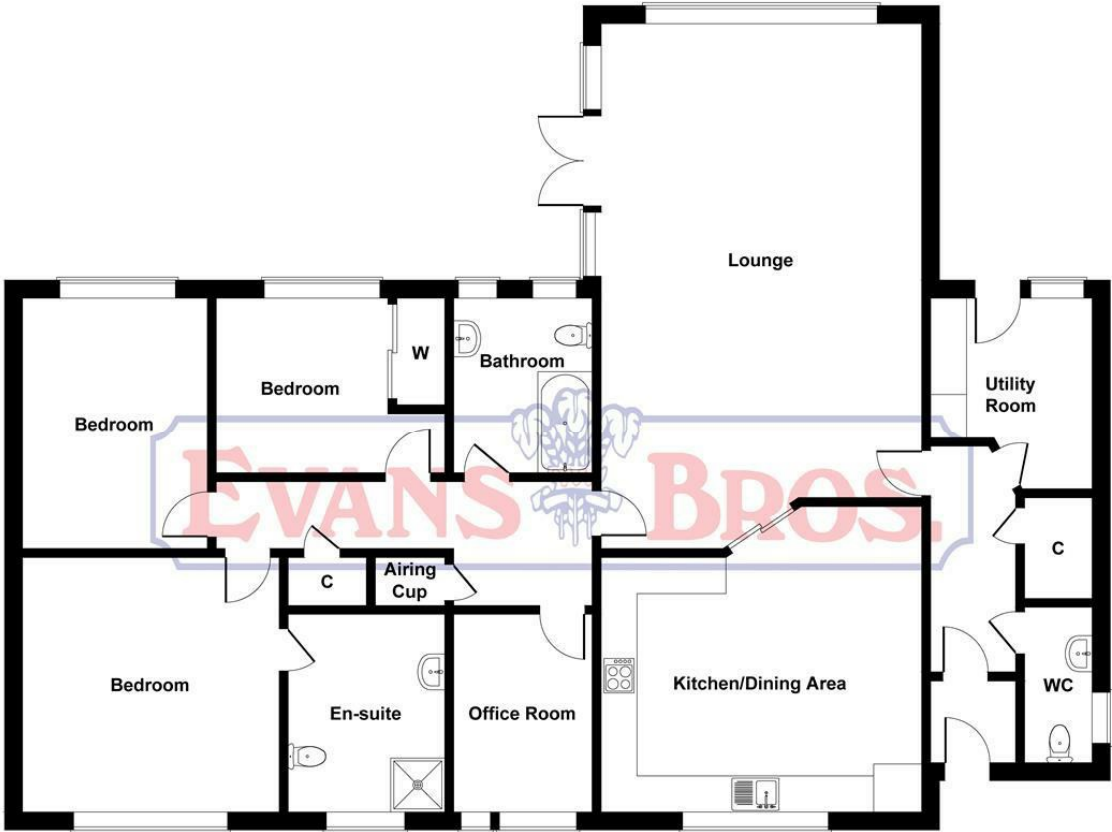
The View



The property benefits from countryside views.

Council Tax

Crug Yr Awel Pennant



GROUND FLOOR

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.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.,