

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## 20 Bryn Yr Eglwys, Lampeter, Ceredigion, SA48 7ER

### Asking Price £239,950

This delightful 4 Bedroomed house offers a deceptively spacious property has been thoughtfully extended to provide ample living space, boasting four generous bedrooms and two well-appointed bathrooms.

Upon entering, you will find two large reception rooms that create an inviting atmosphere, ideal for both relaxation and entertaining. The good-sized kitchen diner is perfect for family meals and gatherings, ensuring that the heart of the home is both functional and welcoming.

Set on a corner plot, the property benefits from a substantial garden, providing a wonderful outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. Additionally, a garage offers practical storage solutions or the potential for a workshop.

The elevated position of the house allows for stunning views over the picturesque town of Lampeter, enhancing the overall appeal of this residence. With the added advantage of being chain-free, this property is ready for immediate occupation, making it an excellent opportunity for those looking to move swiftly into their new home.



## LOCATION



The property is located in an elevated position overlooking Lampeter town and the attractive countryside beyond with views over the picturesque Teifi valley. Lampeter offers a good range of everyday facilities including the Bro Pedr 3-19 schooling complex, shops, doctor's surgery, dentists etc.

## DESCRIPTION



A deceptively spacious property that has to be inspected to fully appreciate the size and quality of accommodation having been extended, this provides a lovely spacious family home with the benefit of gas fired central heating and uPVC double glazing. The property has a large garden being located on a corner plot, together with garage. The property which is of traditional construction having been extended and rendered externally provides well presented accommodation and affords more particularly -

## UPVC ENTRANCE DOOR to



## HALLWAY



An inviting area to this lovely home with timber effect flooring, feature pine staircase having understairs storage area, radiator, side window

## FRONT LIVING ROOM

13'5" x 12'2" (4.1 x 3.73)



With timber flooring, large front window, radiator



## KITCHEN/DINING ROOM

18'9" x 8'11" (5.74 x 2.74)



With tiled floor having a good range of fitted kitchen units at base and wall level incorporating a single drainer sink unit, gas range with extractor hood over, space for dishwasher/washing machine and large rear window to allow light in to this great family space.

## MAIN LIVING ROOM

14'11" x 16'0" (4.55 x 4.9)



A large light room with double aspect windows, 2 radiators, wall mounted t.v bracket

## UTILITY ROOM

6'5" x 5'8" (1.98 x 1.75)



With fitted units and space for automatic washing machine and tumble dryer, rear entrance door

## FIRST FLOOR - Landing

Access to airing cupboard

## MASTER BEDROOM SUITE

14'10" x 10'7" (4.54 x 3.25)



Radiator, double aspect windows, walk-in cupboard



### REAR ENSUITE BATHROOM



With tiled floor, shower cubicle, wash hand basin, toilet, heated towel rail

### BUILT-IN DRESSING ROOM

### MAIN LANDING -

### BEDROOM 2

10'11" x 9'4" (3.35 x 2.87)



### FRONT BEDROOM 3

8'11" x 7'10" (2.73 x 2.41)



### REAR BEDROOM 4

11'1" x 9'6" (3.4 x 2.9)



### BATHROOM



With panelled bath, wash hand basin, toilet and heated towel rail.

## EXTERNALLY



The property is located on a good size spacious plot having a front and side presscrete forecourt and large rear garden area with patio and extensive lawned gardens taking advantage of this full corner plot position.

## GARAGE



With side courtesy door, front up and over door power connected.

## AGENTS COMMENTS

A delightful family home that has to be viewed to be fully appreciated offering larger than average accommodation.

## COUNCIL TAX BAND - D

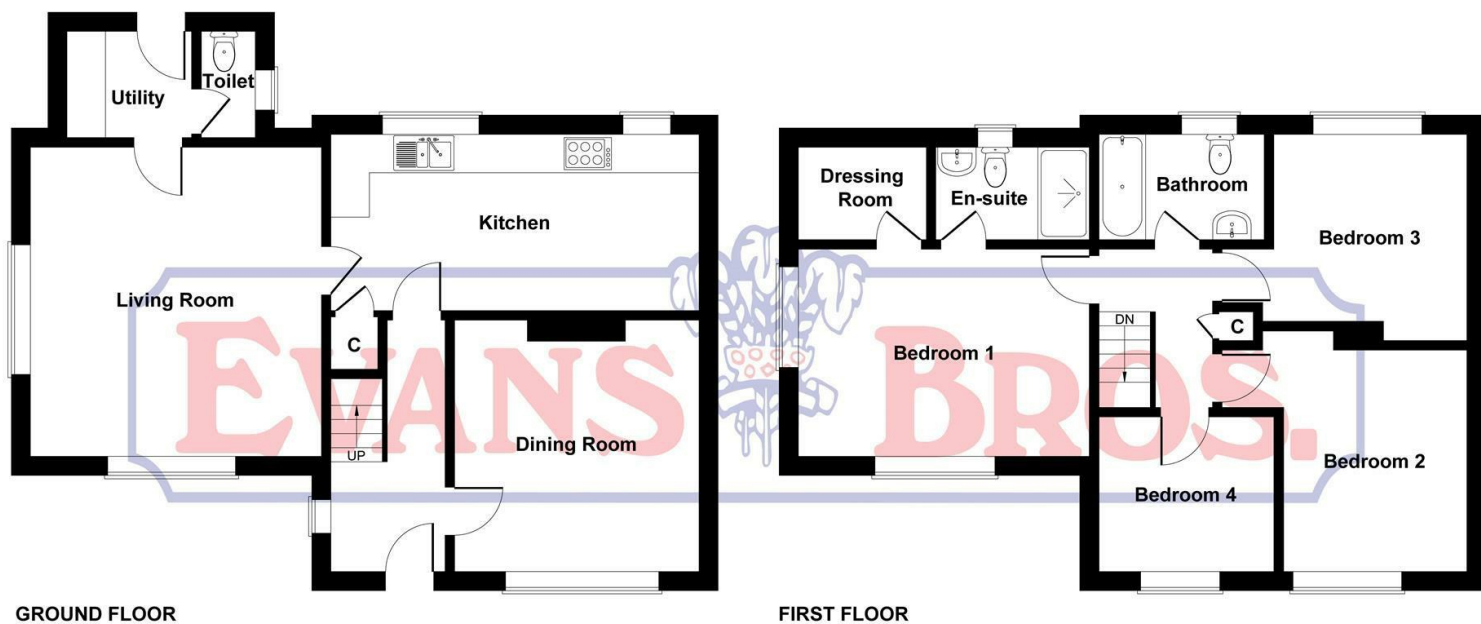
Amount payable: £2,104 <http://www.mycounciltax.org.uk/>

## DIRECTIONS

From our office continue down High Street to Harford Square turning left, continue along College Street, at the end at the mini roundabout turn left again taking an immediate right up to Bryn Yr Eglwys taking the 1st left and the property is the last on the right hand side as identified by the agents for sale board.



## 20 Bryn Yr Eglwys Lampeter



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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