

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



Awel Dulais Tregaron Road, Lampeter, Dyfed, SA48 8LT
Offers Over £300,000

A well presented and substantial 4 bedroomed, 2 bathroomed detached bungalow on the edge of Lampeter, within walking distance of the town centre which has local amenities such as shops, pubs, restaurants and school. The main feature of this property is it's garden, grounds and woodland with the pretty stream running along the edge of the garden.

Location



The property is within walking distance to the good range of amenities offered within the traditional market town of Lampeter including supermarkets, 3 to 19 schooling facility and the Trinity St Davids University Campus. It borders the River Dulas to the rear being a pretty feature and with an elongated parcel of woodland with a carpet of bluebells in the spring. The property is adjacent to the Lampeter Business Park and recycling centre.

Description



A deceptively spacious property that has to be inspected to fully appreciate the size of the accommodation, this provides a lovely spacious family home with the benefit of .LPG gas central heating and uPVC double glazing. The property has a large garden, grounds and a pretty woodland in all approx 1 acre

Front entrance door to:

Hallway



Cloakroom

Toilet, wash hand basin

Living room

22'1 x 15'1 (6.73m x 4.60m)



UPVC double glazed window to the side and front, French doors to the Veranda, radiator, Corner fireplace

Veranda

Paved patio overlooking the garden and grounds

Dining Room/Office
15'0 x 10'4 (4.57m x 3.15m)



French doors to the Veranda, window to the rear, radiator

Kitchen/dining room
15'0 x 10'4 (4.57m x 3.15m)



Range of kitchen units at base and wall level, 1 & 1/2 bowl sink unit, fitted double oven and hob with extractor hood over, window to the rear.

Utility room
12'4 x 6'4 (3.76m x 1.93m)



kitchen units at base level, 1 & 1/2 bowl sink unit, door to rear.

Inner Hallway
with access to airing cupboard and separate storage cupboard

Master Bedroom



Radiator and rear window

En-suite
being fully tiled with shower, toilet, wash hand basin

Bathroom



With bath, shower cubicle, toilet, wash hand basin

Bedroom 2

11'9 x 8'0 (3.58m x 2.44m)



Window to the front, radiator

Bedroom 3

11'3 x 7'10 (3.43m x 2.39m)



Window to the front, radiator

Bedroom 4

11'3 x 7'10 (3.43m x 2.39m)



With window to the front, radiator

Externally



The property stands in approx 1 acre of gardens and grounds with an extensive tarmac driveway providing ample parking and ideal for extra vehicles, caravans trailers etc.

There are grassed lawned areas with a rear paved terrace a range of kennels and the whole having a boundary with a pretty stream.

There is a caravan located in the grounds used for overflow accommodation and we are informed connected to the services on site.

Services

We are informed the property is connected to mains water, mains electricity, mains drainage, LPG central heating, broadband connected

Council Tax - E

Amount payable per annum -£2806

Directions



From Lampeter take the A485 towards Tregaron, after passing LAS recycling centre, the property can be found on your right hand side as identified by the agents for sale board.

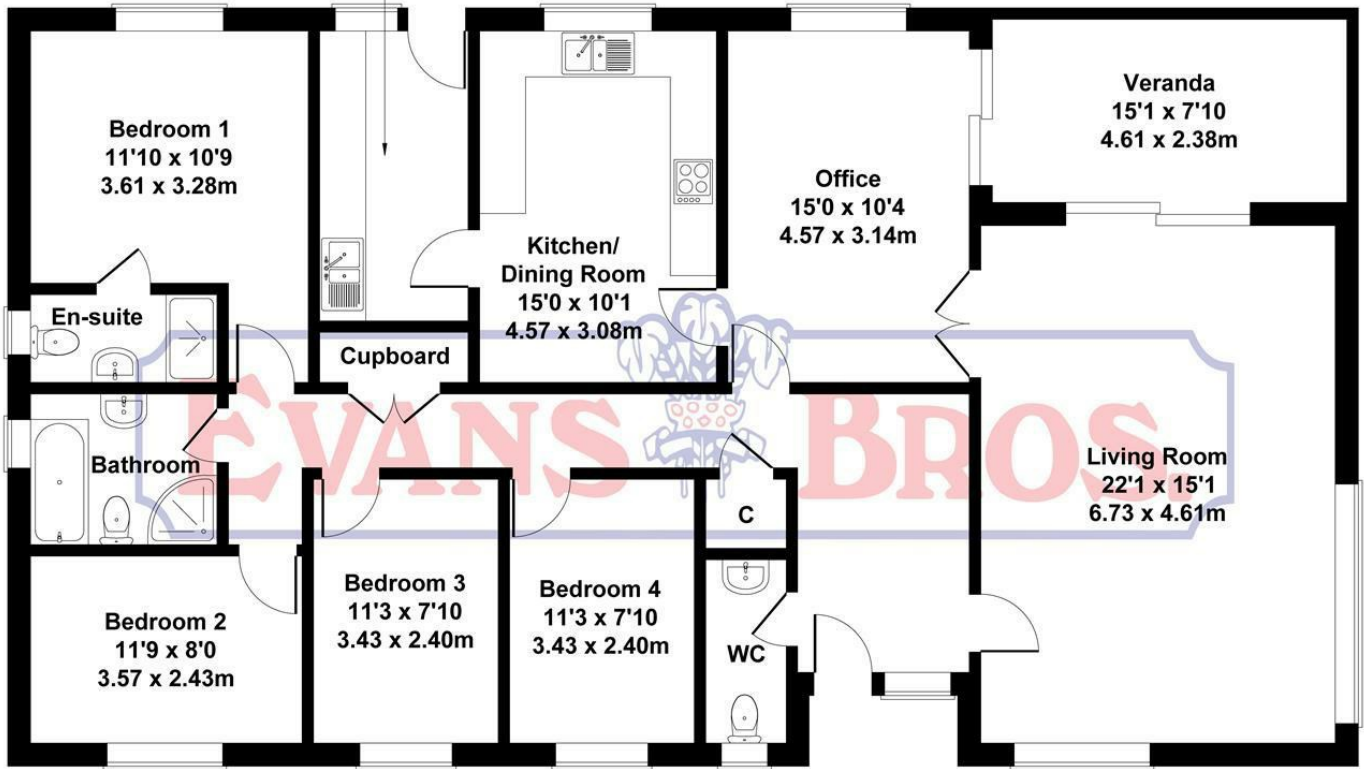
Please Note

The property did flood in extreme weather in 2018, during Storm Callum but has not flooded since

Awel Dulais

Utility Room
12'4 x 6'4
3.77 x 1.93m

Approximate Gross Internal Area
1539 sq ft - 143 sq m



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	62
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.,