

Yr Hen Ysgol Llanwmen Lampeter

£410,000

- Former village school
- Superbly and tastefully refurbished
- Retaining a wealth of original character features
- 3/4 bedrooms
- 3 bathrooms
- Spacious family sized accommodation
- Extensive yet manageable grounds
- Edge of village location
- 10 minute drive from the University town of Lampeter
- 30 minute drive to the West Wales Coast



A superbly and tastefully refurbished former village school retaining a wealth of original character features now providing 3/4 bedroom spacious family sized accommodation.

Standing on a very spacious plot with extensive yet manageable grounds, conveniently located on the edge of a rural village.

Only a 10 minute drive from the University town of Lampeter and a 30 minute drive to the West Wales Coast.

A PROPERTY RENOVATED TO A VERY HIGH STANDARD AND AN EARLY VIEWING IS RECOMMENDED

DESCRIPTION

A superbly refurbished former village school in the heart of Llanwnnen near Lampeter. Originally dating back to 1908, the property has undergone extensive refurbishment, keeping a breadth of original character features and is now a light and spacious family home. The property has stylish kitchens and bathrooms and spacious bedrooms. Sitting on a generous plot, with ample parking and extensive yet manageable grounds, this property is certainly ready to move into.

A unique must view property.

ORIGINAL CONVERTED FRONT ENTRANCE PORCHWAY

To

RECEPTION HALL

13x4 (3.96mx1.22m)

With original solid front entrance door, laminate click flooring.

UTILITY ROOM

10x4 (3.05mx1.22m)

With Shaker style fitted floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, Valiant LPG boiler running all domestic systems within the property, plant room housing the sprinkler system and tank.

KITCHEN/DINER

22'0" x 16'9" (6.71 x 5.13)

A stunning two tone Shaker style fitted kitchen with a range of wall and floor units with Quartz work surfaces over, 1 1/2 sink and drainer unit, 1/2 electric oven and 5 ring ceramic hob with extractor hood over, American style integrated fridge, separate fridge and freezer along with an under counter fridge, wine cooler and also a central island, UPVC rear entrance door to the garden, tiled flooring.

LIVING ROOM

16'9" x 15'10" (5.13 x 4.83)

With laminate click flooring, TV point, opening onto the Sun Room

SUN ROOM

14'0" x 12'11" (4.27 x 3.96)

With triple aspect windows over the garden and the Teifi Valley beyond, spot lighting, rear entrance door to the garden, laminate click flooring.

CLOAKROOM

With low level flush w.c, vanity unit with wash hand basin, extractor fan

REAR HALLWAY

With original front entrance door, laminate click flooring

STUDY

8'0" x 8'0" (2.44 x 2.44)

With telephone point, laminate click flooring

SITTING ROOM / BEDROOM 4

12'11" x 10'11" (3.96 x 3.35)

With laminate click flooring

FIRST FLOOR

LANDING

With a stylish glazed balustrade, large Velux roof window, radiator, access to an insulated loft space, airing cupboard housing the hot water cylinder and immersion



BEDROOM 1

16'0" x 10'11" (4.88 x 3.35)

With radiator, large Velux window, full of original character 'A' framed beams

WALK - IN WARDROBE TO BEDROOM 1

With radiator, full of original character 'A' framed beams

EN-SUITE TO BEDROOM 1

10'0" x 4'11" (3.05 x 1.52)

Comprising of a stylish 3 piece suite with a glazed shower cubicle, low level flush w.c, vanity unit with wash hand basin, extractor fan

BEDROOM 2

12'9" x 10'11" (3.91 x 3.35)

With radiator, full of original character 'A' framed beams

WALK - IN WARDROBE TO BEDROOM 2

With radiator, full of original character 'A' framed beams

EN - SUITE TO BEDROOM 2

8'11" x 6'11" (2.74 x 2.13)

Comprising of a stylish 3 piece suite with a glazed shower cubicle, low level flush w.c, vanity unit with wash hand basin, extractor fan

MAIN BATHROOM

12'0" x 6'0" (3.66 x 1.83)

A contemporary styled suite incorporating the original 'A' framed beams and comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level w.c, Velux roof window, chrome heated towel rail

BEDROOM 3

14'11" x 6'11" (4.57 x 2.13)

With radiator, full of original character 'A' framed beams, built-in cupboard

EXTERNALLY

GARDEN

A particular feature of this property is its generous plot enjoying a private and terraced lawned garden to the rear with a delightful rockery with various shrubbery plants. To the front lies a level lawned area.

PARKING AND DRIVEWAY

An extensive gravelled driveway giving easy access to the rear of the property and providing ample parking

AGENT'S COMMENTS

An absolutely stunning former School. Impressively converted to a high standard, now offering the most perfect family home.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain

SERVICES

We are informed that the property benefits from mains water, electricity and drainage and LPG central heating

DIRECTIONS

From the staggered crossroads in the middle of Llanwnnen village, take the A475 towards Newcastle Emlyn up the hill. As you leave the village the property can be found on the left hand side, as identified by the agent's for sale board.

COUNCIL TAX

To be confirmed







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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
 Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



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		
	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		
	EU Directive 2002/91/EC	



5 NOTT SQUARE, **CARMARTHEN**,
 CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
 CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
 CEREDIGION, SA46 0AS
Tel: (01545) 570462

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