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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



**Hillcrest, 11 Bro Grannell, Llanwnnen, Lampeter, Ceredigion, SA48 7JX**

**Guide Price £185,000**

ATTENTION FIRST TIME BUYERS / INVESTORS - A spacious 3 bedroomed semi-detached property in a quiet edge of village location with the benefit of LPG heating & uPVC double glazing. Within easy travelling distance to nearby amenities & facilities, only some 2 miles distance to Lampeter.



## Location

Situated on the edge of the village of Llanwnnen with a bus stop a stone's throw away. The property is some 4 miles from the university and market town of Lampeter offering a good range of everyday facilities including 3 - 19 schooling, leisure centre, fully equipped gym, the Trinity St. David's University College and traditional range of market town shops, bank, cafes etc. The property is within a 20 minutes drive of the Ceredigion heritage coastline to the west.

## Description



A conveniently set and well proportioned 3 bedroomed semi-detached house with the benefit of LPG heating & double glazing & in good general order throughout. The property benefits from a newly installed electrical consumer unit and 3 mains smoke detectors with an electrical certificate, fitted in May 2025. With low maintenance yet spacious grounds, having an enclosed garden to the rear, this would make an ideal property for first time buyers, families or indeed as a retirement property, being on a regular bus route.

**Front entrance door to:-**

## Hallway



## Living Room

14 x 12'4 (4.27m x 3.76m)



With surround for fireplace, storage cupboard housing the boiler, door leading to downstairs storage cupboard, radiator

## Dining Room

12'2 x 9'5 (3.71m x 2.87m)



With radiator



## Kitchen

9'5 x 7'9 (2.87m x 2.36m)



With base and wall units, electric oven and hob with extractor hood over, single drainer sink, tiled flooring, part tiled walls, radiator

Door to:-

## Utility Room

13'8 x 5 (4.17m x 1.52m)



With work surface, plumbing for washing machine and space for tumble dryer, tiled flooring, downstairs W/C and wash hand basin, door to rear garden

## FIRST FLOOR

### Landing

With access to loft, airing cupboard housing hot water tank

## Bedroom 1

11'3 x 11'9 (3.43m x 3.58m)



With radiator

## Bedroom 2

12 x 9'1 (3.66m x 2.77m )



With radiator



### Bedroom 3

10'4 x 8'5 (3.15m x 2.57m)



With radiator

### Bathroom

7'3 x 5'8 (2.21m x 1.73m)



Being part tiled, with W/C, wash hand basin, bath with electric shower over, toiletries cabinet, radiator

### Externally



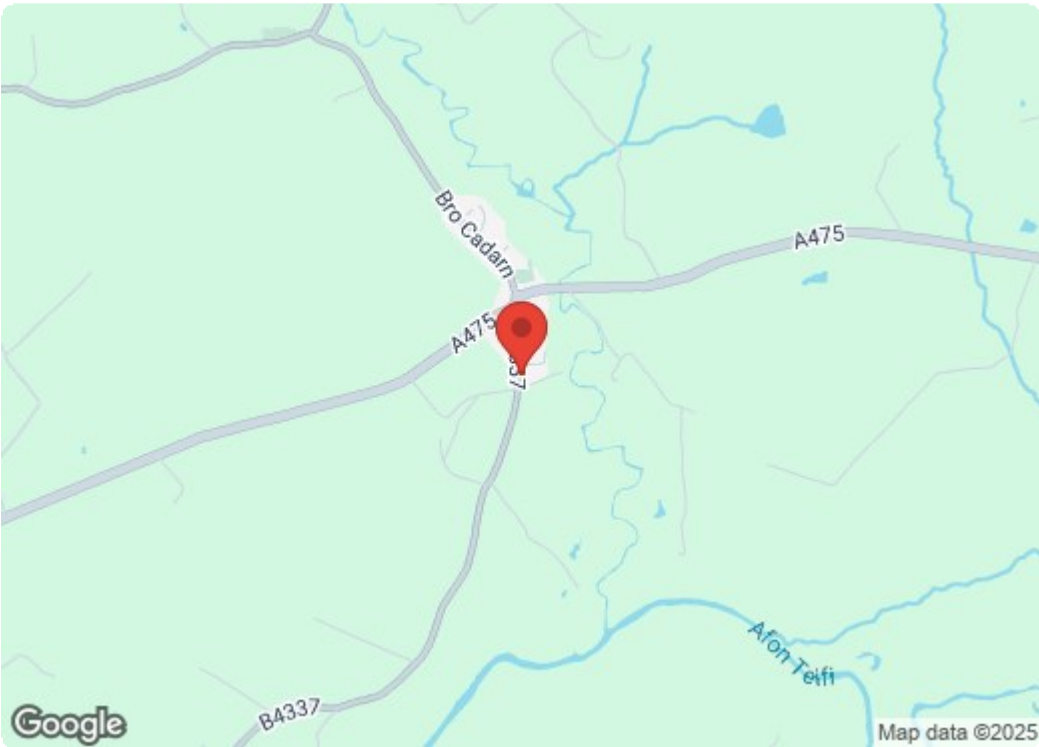
To the front of the property is a lawned area with a pathway leading to the front door. To the rear of the property is an enclosed area, laid to lawn, accessed via pathway from the front of the property being an ideal space for outside entertainment.

### Services

We understand that the property benefits from mains water, electricity and drainage, LPG central heating.

### **\*\* Please note**

The property is currently occupied by tenants, vacant possession will be available from October at the latest



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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

**Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors** Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,  
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