

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Bryn Deri Llangeitho, Tregaron, Ceredigion, SY25 6TT**

**Asking Price £295,000**

An attractive detached 3 bed bungalow in an elevated location overlooking the Aeron valley being offered for sale with an off-lying yet attractive parcel of some 4,4 acres of land close by, to make an affordable smallholding

The bungalow offers well maintained accommodation with double glazing and oil central heating, with a detached garage and front and rear grounds

The paddock which is short distance away on the edge of the village is arranged in two tiers with an upper level and a bank leading to a lower meadow level, with part river frontage.

Attractive location on the edge of Llangeitho, convenient to Tregaron, Lampeter and Aberaeron.



## Location



Property is attractively located on the outskirts of the Aeron valley village of Llangeitho having a good range of local amenities including shop, café, public house primary school nestling in the mid reaches of the Aeron valley and close to the towns of Tregaron, Lampeter and Aberaeron. Property is located in an elevated position having views over the Aeron valley with an attractive off lying paddock in a pretty location partly bordered by the river Aeron.

## Description



A detached bungalow residence constructed in a elevated position over looking the village of and Aeron valley beyond with a ramp and steps leading up to the bungalow itself. The property offers well maintained accommodation probably deserving of some modernisation but with modern UPVC double glazing and oil fired central heating. The accommodation provides

## Please note

The Bungalow and land are also available separately if required - Price on Application

## Front UPVC entrance door



With side panel to spacious hallway, radiator

## Living Room

16'4" x 13" (4.98m x 3.96m)



Modern tiled fire place, with open flue, side patio doors radiator, ceiling coving. Door to



## Open plan Kitchen/Dining Room

24'4 x 9'4 (7.42m x 2.84m)



With radiator, kitchen area with extensive range of kitchen units at base and wall level incorporating single drainer sink unit, fitted electric oven and hob with extractor hood over, Breakfast bar

## Dining Area



dining area having rear window,

## Utility Room

7'7 x 5'3 (2.31m x 1.60m)



With plumbing for automatic washing machine, oil fired central heating boiler only installed approx. 1 year ago, rear entrance door

## Hallway



Access to airing cupboard with copper cylinder, access to loft.



## Rear Bedroom 1

12'8 x 9'8 (3.86m x 2.95m)



Built in wardrobes, rear window, radiator.

## Front Bedroom 2

13'1 x 9'11 (3.99m x 3.02m)



Built in wardrobes, radiator

## Bedroom 3

10'2 x 10 (3.10m x 3.05m)

Radiator, front window

## Bathroom



With a bath, wash basin, toilet and separate shower cubicle.  
Radiator.

## Externally



Initially shared entrance with private driveway leading to detached garage with power connected front up and over door, water tap. Front easily maintained sloping gardens, paths round the property with external W.C, rear garden.

## The Land



Set slightly away from the bungalow on the edge of the village is an attractive parcel of approximately 4.4 acres with extensive road side frontage with access via single gate to an upper level of land with a bank falling to a lower meadow level bordered partly in one corner by the river Aeron and attractive parcel of land in a pretty location on the edge of the village and making an ideal affordable small holding.

## Services

We are informed the property benefits from mains water, mains electricity, mains drainage and oil fired central heating.

## Directions

Property can be found on the Penuwch Road out of Llangeitho past the school on the right hand side as identified by the agents for sale board with the land being further along on the left again identified by the agents for sale board.  
What3words tumblers.hurry.prude

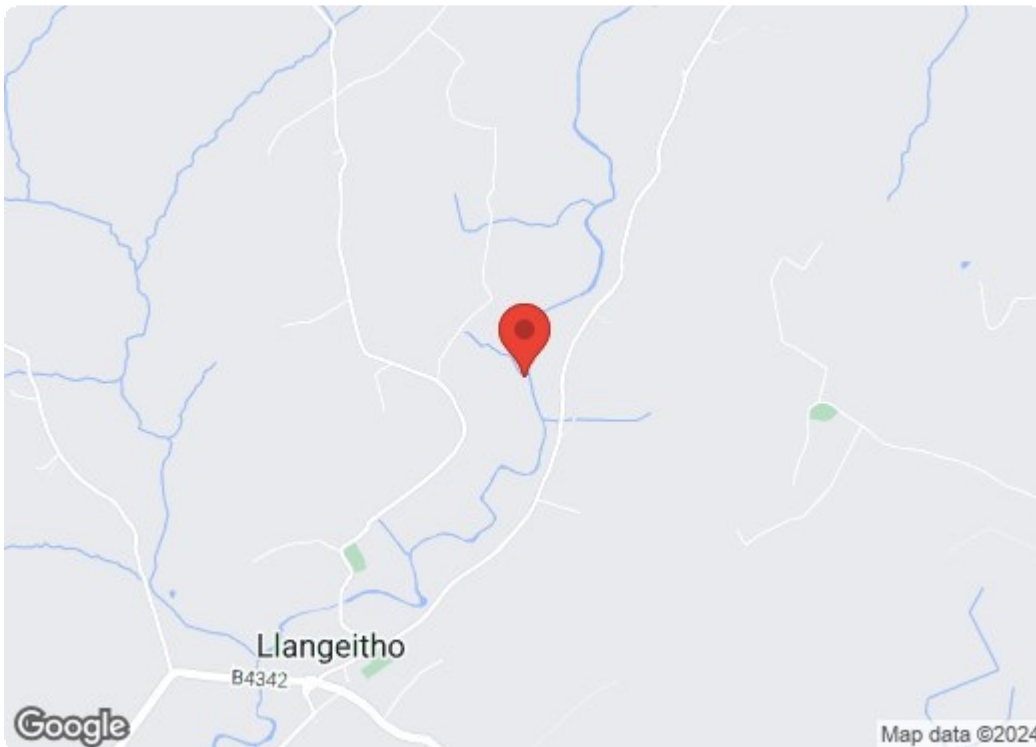
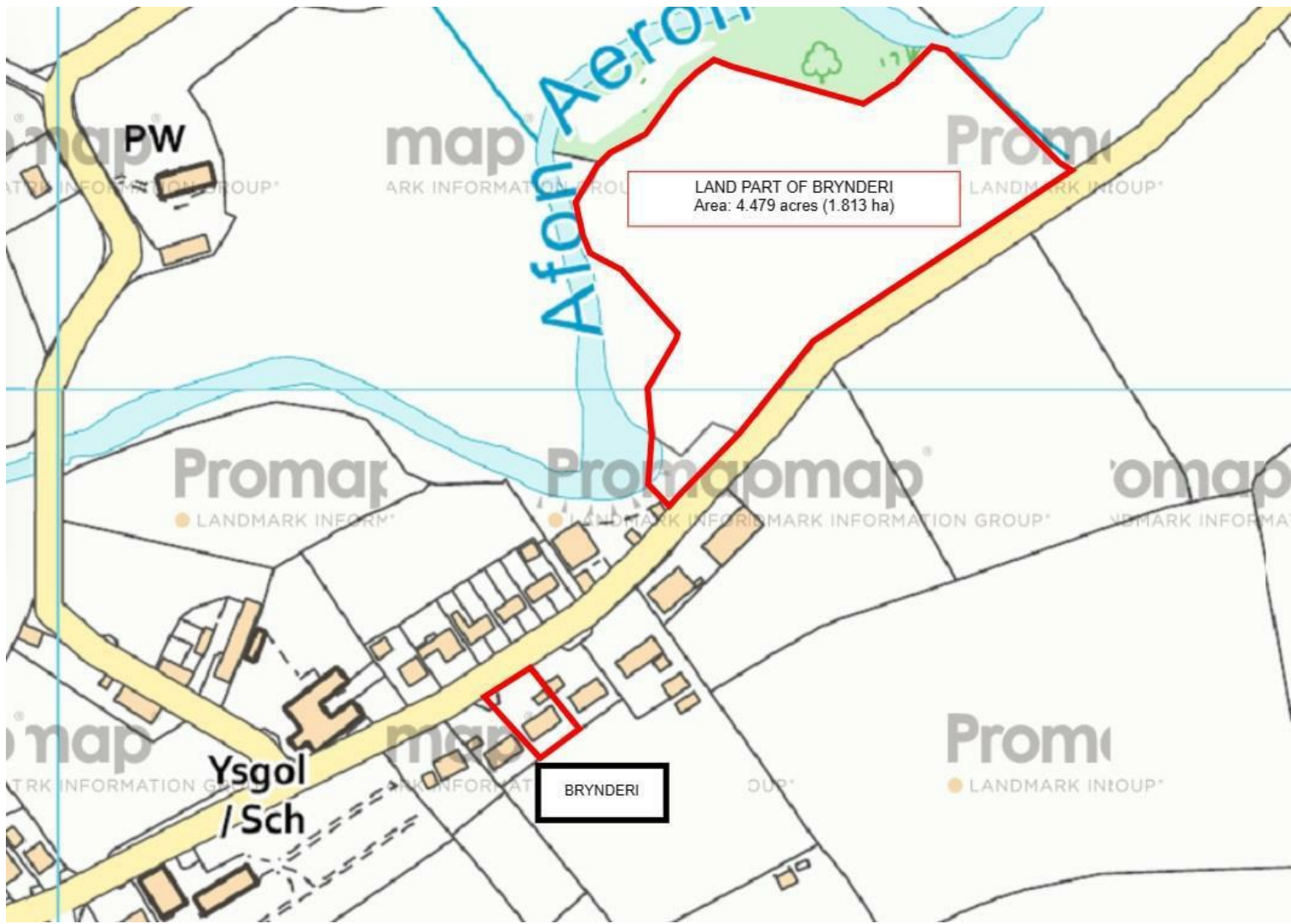
## Plans

A plan is provided for identification purposes only

## Council Tax 'D'

We understand the property is in council tax band 'D' with the amount payable per annum being £2073.





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**  
**Tel: (01570) 480444**

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