

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Bronallt, Cwmann, Lampeter, Carmarthenshire, SA48 8DU

Offers Around £225,000

A deceptively spacious 2/3 bedroom double fronted, oil centrally heated and uPVC double glazed bungalow, recently extensively renovated and refurbished to provide character homely accommodation. Spacious plot with front and rear lawn gardens tarmac drive in with ample parking. Garage/Workshop.

***** Ideal Retirement Bungalow *****

LOCATION

The property is located on the edge of the popular village of Cwmann adjoining the A485 Lampeter to Llanybydder roadway, having a regular bus route and being 2 minutes drive from the university and market town of Lampeter with a good range of shopping, administrative and educational facilities including the Trinity St. Davids University campus, 30 minutes drive from Aberaeron and 22 miles North of Carmarthen. The property borders open fields to one side and also backs on to Woodland Trust owned woodland where public access is available via foot path just up the road, being ideal for those lovely woodland walks.

DESCRIPTION

A traditionally built property with rendered elevations contained under a tiled roof, has good sized rooms with a particular feature of which being high ceilings. The property provides the following oil centrally heated, uPVC double glazed rewired, homely accommodation - (Dimensions approx.) (All principal rooms have adequate power points and central heating radiators)

FRONT ENTRANCE DOOR to

SPACIOUS HALL



Tiled floor, down lights

LIVING/RECEPTION ROOM/3RD BEDROOM

16' x 10'10" (4.88m x 3.30m)



Electric stove with slate hearth

FRONT DOUBLE BEDROOM

12' x 11' (3.66m x 3.35m)



DOUBLE BEDROOM/STUDY

11' x 10' (3.35m x 3.05m)



BATHROOM

11' x 6' (3.35m x 1.83m)

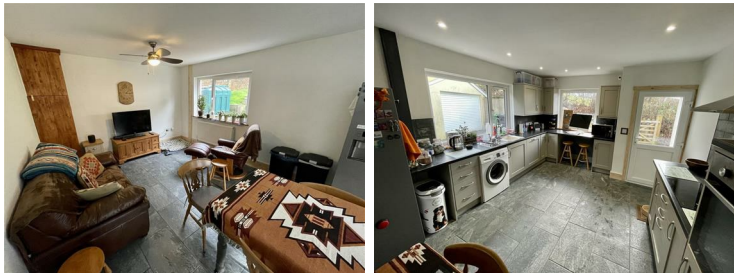


White suite viz., bath, w.c., wash basin, shower cubicle, tiled floor, down lights, access to loft space

STORE CUPBOARD

REAR OPEN PLAN KITCHEN/DINING/SITTING ROOM

25' x 11' (7.62m x 3.35m)



Fully fitted kitchen viz., wall and base store units, working surfaces, 1.5 bowl sink (h&c), fitted oven and hob with extractor fan, dishwasher, plumbing for washing machine, tiled floor, down lights, side door smoke and heat alarm

EXTERNALLY



A spacious plot, tarmac drive-in with ample parking, front and rear lawned gardens, rear patio. Detached garage with up and over door and electricity. Oil Tank.

DETACHED GARAGE



SERVICES

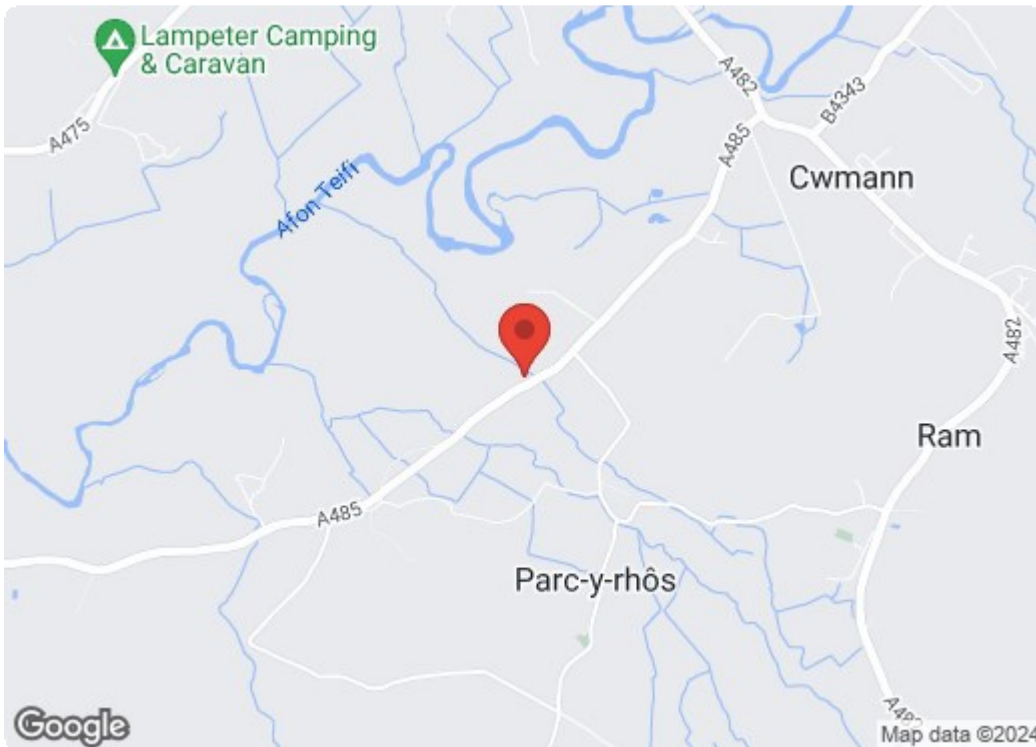
We are informed the property benefits from connection to mains water, mains electricity and mains drainage. Oil fired central heating with brand new oil tank and boiler.

DIRECTIONS

From Lampeter, take the A482 to Cwmann, turn right on to the A485 by Motor World and Cwmann Tavern, continue along this road and the property is the last on the left hand side as identified by the agents for sale board.

GENERAL COMMENTS

A newly renovated homely bungalow nicely set back off the council road with pleasant outlook at rear over mature woodland. Recently re-wired and a new central heating system installed including a brand new boiler and oil tank. On a bus route and only 15 minutes walk of Lampeter. Thus being an ideal retirement bungalow. Early viewing recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		82
(69-80) C	65	
(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	



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