

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Delfan Cwmsychpant, Llanybydder, Ceredigion, SA40 9XL

Offers Invited £375,000

3.75 acre Smallholding with good quality land

Delightfully situated in an elevated position with far reaching views, a well positioned smallholding with an improvable detached 3 bedroom bungalow together with useful garage/workshop or could be converted to stables, and particularly attractive level land clean land divided in to 2 paddocks, the whole enjoying far reaching views being some 6 miles from Lampeter.

#### Location



The property is attractively positioned in an elevated position enjoying far reaching views over the valley to the front and is convenient to the popular Teifi valley market village of Llanybydder renowned for its livestock market and providing a good range of everyday facilities including shops, doctors surgery, chemist, public houses etc. Also some 6 miles from the university town of Lampeter providing a wider range of everyday facilities. The property is located just off the A475 Lampeter to Newcastle Emlyn roadway and within easy driving distance of the Ceredigion heritage coastline.

## **Description**



A detached bungalow residence we are informed constructed some 30 years ago, in need some sympathetic improvement but an ideal opportunity for somebody to acquire an affordable smallholding. The property has the benefit of uPVC double glazing and oil fired central heating with recently installed external combination boiler, provides the following accommodation;

**Front Entrance Porch** To

**Hallway** 

Door to storage cupboard

### **Living Room**

12'8 x12'5 max overall inc fireplace (3.86m x3.78m max overall inc fireplace)



Picture windows to front and rear, door to

# **Kitchen/Dining Room**

14'10 x 8'2 (4.52m x 2.49m)



With base units incorporating single drainer sink unit, electric cooker point, oil fired Rayburn range, door to

# **Rear Porch** 6'8 x 6'2 (2.03m x 1.88m)



Side entrance door.

#### **Inner Hallway**



Storage cupboard off, access to loft.

**Bedroom 1** 12'2 x 9' (3.71m x 2.74m)



Front window, radiator

**Bedroom 2** 11'6 x 9' (3.51m x 2.74m)



Front window, radiator.

**Rear Bedroom 3** 11'4 x 8' (3.45m x 2.44m)



Rear window, radiator

#### **Bathroom**

Having bath, wash hand basin and wc

#### **Externally**

The property is accompanied by a useful Garage/Workshop Range divided into 3 room.

The property is set in mature gardens and ground with gravel parking areas,

# Garage/Workshop Range



**Garage Area** 14'2 x 15'5 (4.32m x 4.70m)



**Initial Workshop Area** 13'1 x 15'5 (3.99m x 4.70m) Including cloakroom with we

**Further Workshop** 1'5 x 15' (0.43m x 4.57m)

#### The Land



To the front of the property are 2 level dry pasture paddocks being productive in nature and in all approximately we understand 3.75 acres.

#### **Services**

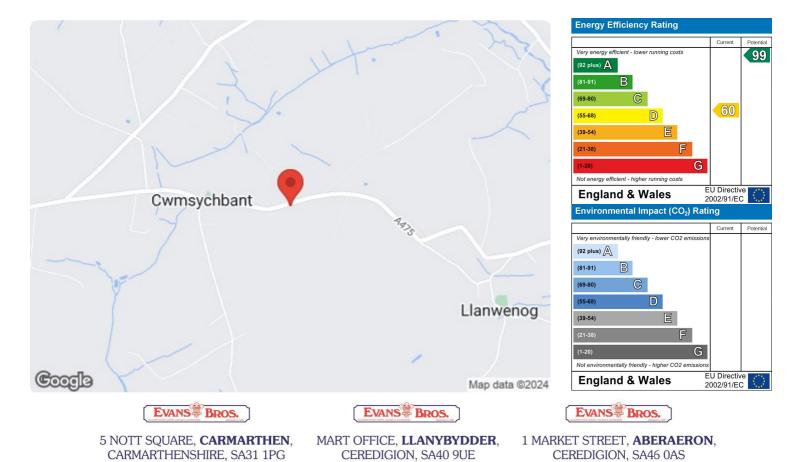
We are informed the property benefits from connection to mains water, mains electricity, private drainage, oil fired central heating

#### **Council Tax Band D**

We understand the property is Council Tax Band D and the Council Tax payable for 2022 / 2023 financial year is £1777

#### **Directions**

What3Words: model.fruity.crabmeat



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