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Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**5 Bro Llan, Llanwnnen, Lampeter, Ceredigion, SA48 7LB**

**Guide Price £199,250**

**\*\* ATTENTION FIRST TIME BUYERS \*\***

A deceptively spacious 3 bed roomed semi-detached property in a convenient village setting with the benefit of oil fired central heating & double glazing, large living & dining room & spacious kitchen with a pleasant countryside outlook. This property also benefits from a further workshop/studio space, along with parking for one to the front.

AVAILABLE CHAIN FREE.



## Location



Situated in the heart of the village of Llanwnnen, a good distance off the main road whilst still being convenient walking distance from a bus stop. 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 oil central heating & double glazing & in good general order throughout. The property benefits from low maintenance grounds, open countryside views to the rear and a separate workshop/studio with a range of potential uses including home office space etc. One of the many benefits of this property is its spacious nature, especially through the 'social spaces' such as the kitchen, living & dining rooms which flow nicely from one to the next but just as well can be separated to form separate spaces if needed.

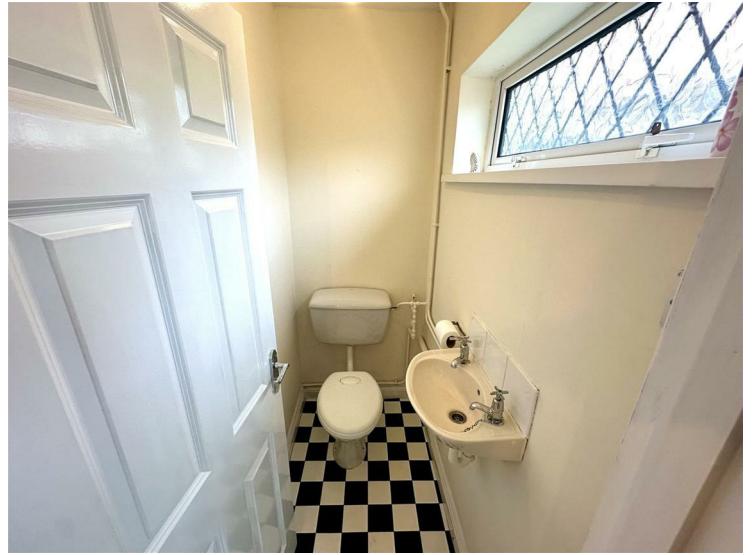
## Front Entrance Door

## Reception Hallway



Laminate floor, staircase to first floor, coat rack

## Downstairs WC



with wash hand basin, laminate flooring

## Living Room

20'3" x 10'7" (6.17m x 3.23m)



with radiator, double doors leading to -

## Dining Room

14'6" x 11'9" (4.42m x 3.58m)



with a pleasant county outlook, patio doors to grounds at rear.



## Kitchen

12'3" x 11'5" (3.73m x 3.48m)



A fully fitted kitchen with light oak base & wall units, 1 1/2 bowl sink h/c, rural views, built in gas hob with extractor hood over, eye level electric oven, tiled walls, timber ceiling with down spotlighting, laminate floor, shelved store cupboard.

## Louvre Door Cloak Cupboard

## Side entrance Reception

8'0" x 5'7" (2.44m x 1.70m)



With access to grounds at front.

## First Floor

Landing with access to boarded loft space. Two store cupboards and airing cupboard.

## Front double Bedroom

10'9" x 10'9" (3.28m x 3.28m)



radiator, built in wardrobe space

## Rear Bedroom / Office

9' x 7'7" (2.74m x 2.31m)



Enjoying a pleasant rural outlook, radiator

## Bathroom

8'6" x 7'3" (2.59m x 2.21m)



A recently installed bathroom suite with Jacuzzi bath with rainfall effect shower over, WC, heated towel rail, wash hand basin, extractor fan, laminate flooring.

## Front double Bedroom

12'4" x 8'5" (3.76m x 2.57m)



with radiator & built in wardrobe space

## Externally



To the front of the property there is parking for one & walled in frontage with raised plant beds, access through to side/rear where there are low maintenance grounds which are not overlooked, being gravelled, paved & enclosed with panelled fencing, external boiler.



### Workshop / Studio

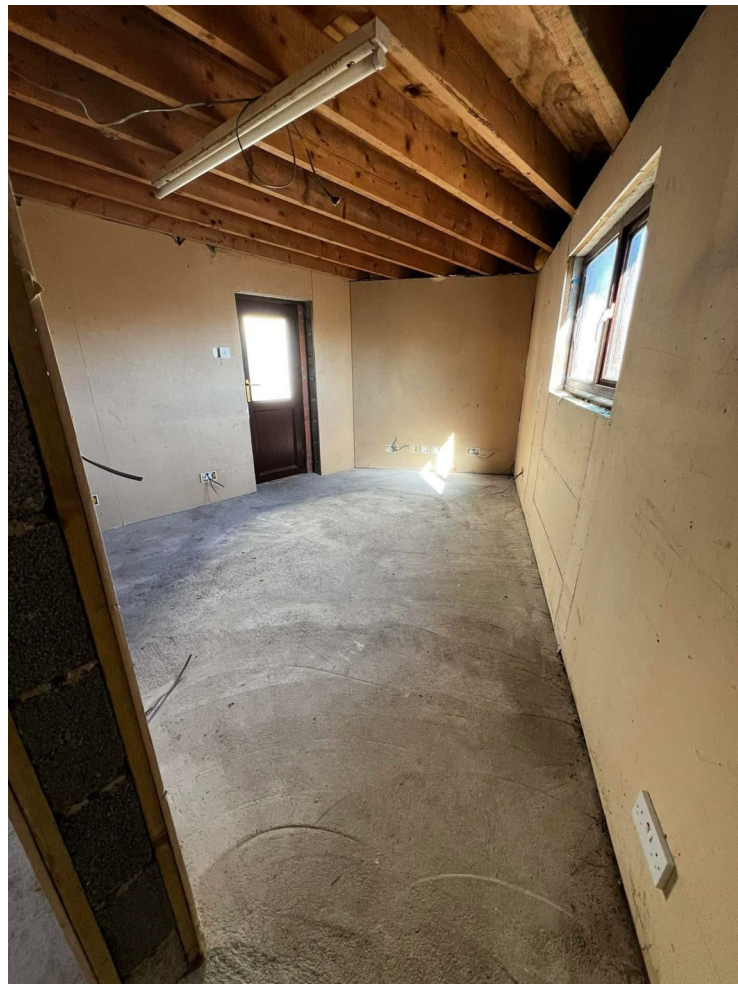
12'3" x 7'7" (3.73m x 2.31m)



Most useful workshop/studio space with space for automatic washing machine, electricity & pipework for the installation of central heating if required, this diversely appealing space which may suit as an office, studio, workshop etc very much adds to the overall appeal of the property.

### Workshop / Studio 2nd Room

14' x 12' max (4.27m x 3.66m max)



### Store Shed

10' x 6"6" (3.05m x 1.83m'1.83m)

with electricity & shelving

### Services

We are informed the property is connected to mains water, electricity & drainage, oil fired central heating.

### Council Tax Band 'C'

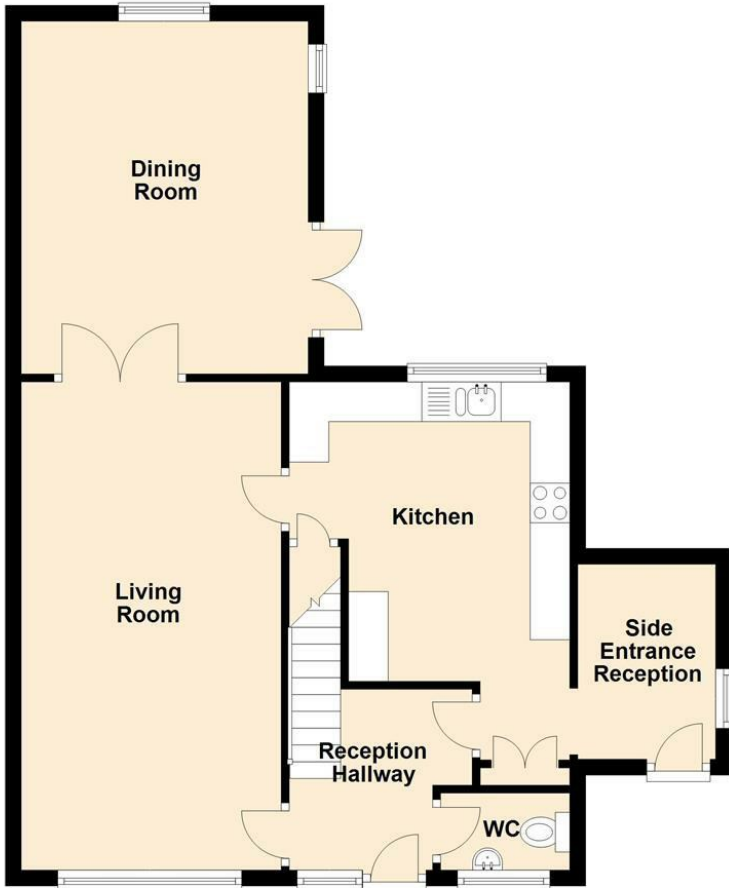
We understand the property is in council tax band 'C' with the amount payable per annum being £1696.

### Directions

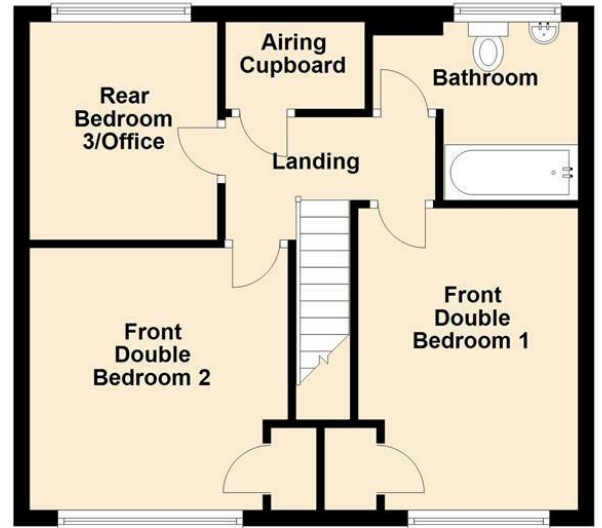
Waht3Words: poppy.completed.renews

From Lampeter take the A475 towards Llanwnnen, at the roundabout take the 2nd exit right towards Cribyn, continue along for a few hundred yards until you reach Bro Llan estate on your right, take the right turn and the property can be seen in front of you as identified by the agents for sale board.

### Ground Floor



### First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>79</b>
	<b>57</b>
<b>England &amp; Wales</b> 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>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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



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



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

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,