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



**Erw Gilfach, Cellan, Lampeter, Ceredigion, SA48 8HU**

**Guide Price £435,000**

A prestigious 5 bedroomed country bungalow within a spacious approx 0.8 acre plot with extensive & attractive gardens & grounds. The property benefits from a large living room with character multi-fuel stove, detached garage / workshop, summerhouse, fish pond & generally well landscaped ornamental grounds & is tucked away at the culmination of a small private cluster of properties.



## Location



The property is attractively located in the village community of Cellan nestling in the mid reaches of the Teifi valley being a popular area, also benefitting from a regular bus route, Cellan is approximately 2 miles from the university and market town of Lampeter being an attractive town with a good range of local amenities with a traditional High Street with many local businesses, also having 3-19 school campus, leisure centre, the Trinity St David's University Campus and a range of local facilities including doctors surgery, chemist, dentist etc. The property is also within half an hours drive of the Ceredigion heritage coastline renowned for its sandy beaches and secluded coves.

## Description



This substantial detached property, believed to be built in circa 1974 benefits from oil central heating & uPVC double glazing throughout. A particular feature of the property is the character multi-fuel stove in the heart of the home, along with the front conservatory which is perfectly placed to enjoy the open views over the extensive lawned gardens. A further detached garage/workshop & extensive wood stores compliment the practicality & appeal of the property, with the AI compatible entrance gates & garage door adding to the luxurious feel of this beautiful country property.

## Front Entrance Door to -

## Front Porch

9'3" x 7'3" (2.82m x 2.21m)



with tiled flooring, coat hanging space & radiator.

## Reception Hallway

12'9" x 5'7" (3.89m x 1.70m)



with door to



## Living Room

18'10" x 17'7" (5.74m x 5.36m)



An enviously sized living room with multi fuel stove on a slate hearth, oak beam, side patio doors to external grounds, double doors to -

## Front Conservatory



Perfectly placed overlooking the large grounds of the property, with tiled flooring.



## Dining Room

14'1" x 9'7" (4.29m x 2.92m)



with laminate flooring, large aspect windows, radiator, door to kitchen & living room



## Kitchen

14'4" x 10'4" (4.37m x 3.15m)



A light and stylish kitchen being part tiled with a good range of base and wall units, electric oven & hob with extractor hood over, plumbing for dish washer, space for vertical fridge freezer, vinyl flooring, 1 1/2 drainer sink, pantry & further shelving/storage.

## Utility Room

13'7" x 6'5" (4.14m x 1.96m)



being part tiled with space for automatic washing machine, single drainer sink, laminate 'click' flooring, 'Grant' oil boiler (installed 2 years ago), radiator, door to rear.

## WC

5'3" x 2'11" (1.60m x 0.89m)



part tiled, wash hand basin, radiator

## Storage Cupboard

with hot water tank, shelving

## Wet Room

10'4" x 5'6" (3.15m x 1.68m)



A recently installed fully tiled suite with WC, wash hand basin, heated towel rail, extractor fan, toiletries cupboard, shaver point, digital shower with hand rail.

## Linen Cupboard

with shelving



**Front Double Bedroom**  
9'4" x 8'11" (2.84m x 2.72m)



Enjoying a pleasant outlook over the grounds, built in wardrobe space, vinyl 'herringbone' effect flooring, radiator

**Single Bedroom / Office**  
10'4" x 6'1" (3.15m x 1.85m)



with built in hanging & storage space, radiator

**Single Bedroom 2 / Office**  
9'4" x 6'7" (2.84m x 2.01m)



with built in wardrobe / storage space, radiator

**Front Double Bedroom 2**  
12'4" x 9'4" (3.76m x 2.84m)



With pleasant outlook over grounds, built in wardrobe, radiator



**Rear Double Bedroom**  
12'4" x 11'5" (3.76m x 3.48m)



with built in wardrobe, radiator

**Bathroom**  
8'8" x 4'6" (2.64m x 1.37m)



Being part tiled with WC, heated towel rail, wash hand basin, panelled bath, electric shower, shaver point

**Externally**



On the approach to the property is a walled & gated entrance, followed by a tarmac driveway providing ample parking space. Surrounding the bungalow are several attractive raised plant / flower beds, roman style balustrades, paved & gravelled areas, & generally well landscaped ornamental grounds which are a credit to the current owners.

**Lawned Gardens**





## Pond



with electric connectivity

## Wood Stores



extensive stores, again adding to the practicality of the property.

## Garden Shed



## Summerhouse



with electricity connected

## Further Landscaped Grounds



## Detached Garage / Workshop

28'5" x 26'7" max (8.66m x 8.10m max)



with electric connectivity, electric roller door (with AI compatibility), side door

## Services

We are informed by the vendors that the property benefits from mains water, electricity & drainage, oil fired C/H.

## Agents Comments

A very charming & attractive property with a lot to offer in a popular & convenient locality, deserving of an early viewing.



### **Council Tax Band 'F'**

We understand the property is in council tax band 'F' with the amount payable for the 24/25 year being £3006.05

### **Directions**

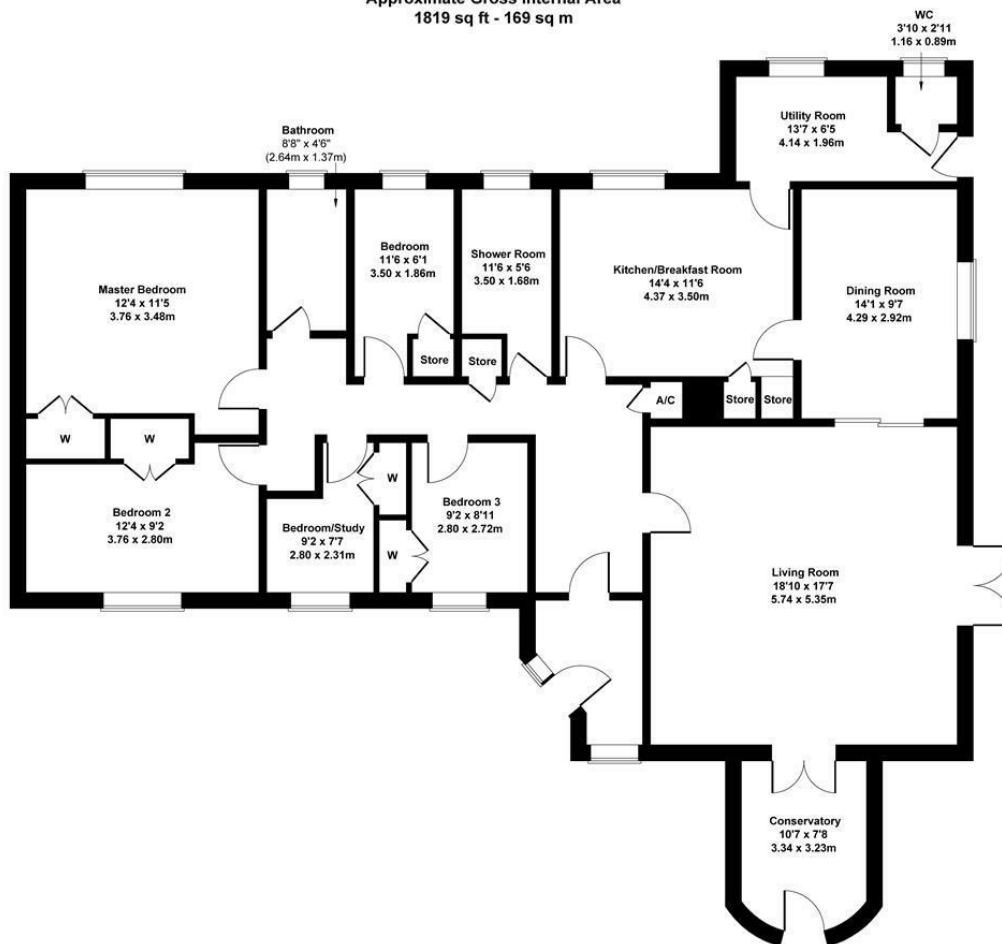
What3Words: neater.rails.joints

From Lampeter take the road towards Cwmann and just after the Motor Factors on the left hand side take the next left hand turning signed posted Cellan. Continue through the first section of Cellan and on entering the second section with a large new stone built house on your right hand side, drive on past here, past a bungalow with a gated entrance on your right, take the next right immediately after on to a residential road up a small cluster of properties, Erw Gilfach can be found at the top right hand corner of this road.



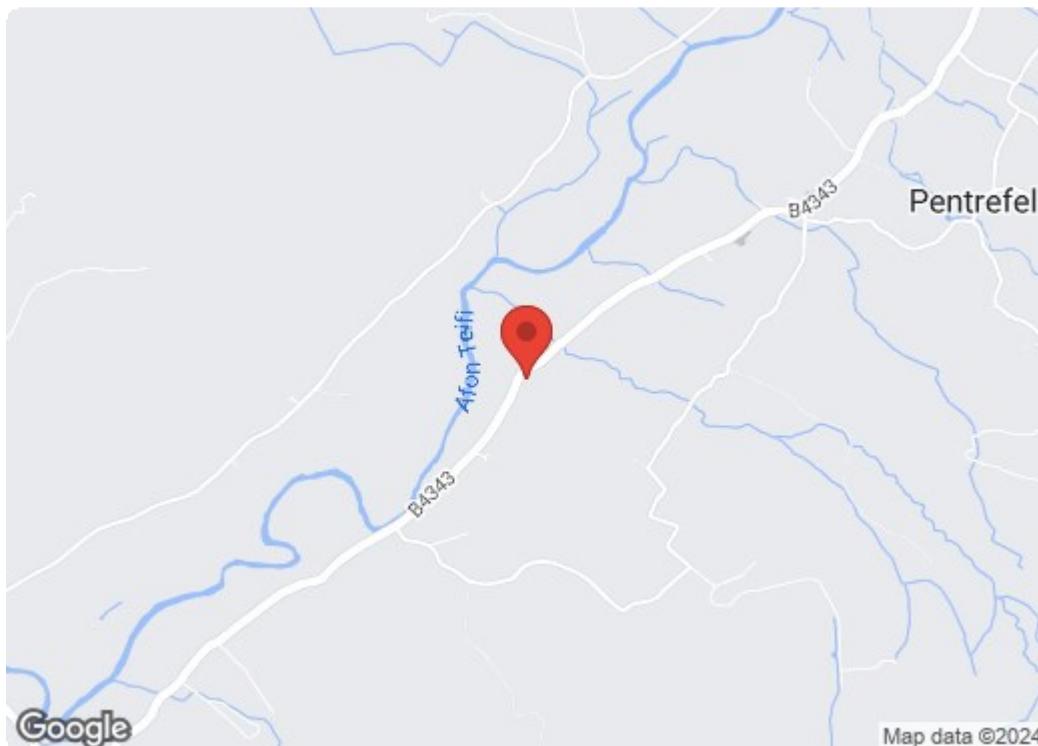
# Erw Gilfach Cellan

Approximate Gross Internal Area  
1819 sq ft - 169 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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>	
	<b>76</b>
<b>61</b>	
Not energy efficient - higher running costs	
<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.,