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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Tanrhiw, Cribyn, Lampeter, Ceredigion, SA48 7QJ

Asking Price £215,000

An attractively positioned 2/3 detached cottage offering deceptively spacious accommodation together with external office/studio room, good sized garage/workshop set in spacious gardens on a corner plot. Attractively positioned in a rural hamlet between the villages of Cribyn and Dihewyd, convenient to Lampeter inland and Aberaeron on the West Wales heritage coastline.

LOCATION



The property is attractively located within a hamlet type setting, in rural surroundings between the villages of Dihewyd and Cribyn, both being approximately 1 mile distant. The property is also convenient to the larger university town of Lampeter having good range of everyday facilities including the Trinity St. David's University Complex and within a 15 minute drive of the Ceredigion Heritage Coastline at Aberaeron.

DESCRIPTION



An attractive detached cottage offering deceptively spacious accommodation, recently had an Eco 4 insulation and heating grant providing air source heating, insulation and solar panels with a feed-in tariff providing income (details to be confirmed). The property also has a side room which could be used as an office/study/studio or as an extra bedroom for overflow accommodation.

The property provides the following accommodation:-

FRONT ENTRANCE DOOR to

HALLWAY

With radiator, quarry tiled floor, staircase to first floor

LIVING ROOM

12'8" x 12'7" (3.86m x 3.84m)



With a multi fuel stove on a slate hearth, built-in cupboard to one side, radiator, front window.

INNER HALLWAY

Radiator, doors to -

KITCHEN

9'8" x 9' (2.95m x 2.74m)



With a range of fitted kitchen units at base and wall level, single drainer sink unit, plumbing for automatic washing machine, rear entrance door, radiator.

SHOWER ROOM

6'5" x 6'3" (1.96m x 1.91m)



With corner shower cubicle, wash hand basin, w.c.

STUDY

12'6" x 9'8" max; 6'9" min (3.81m x 2.95m max; 2.06m min)



Radiator, front window.

DINING ROOM/BEDROOM 3

9'8" x 9'8" (2.95m x 2.95m)



Radiator, side window

FIRST FLOOR - LANDING

Having radiator, access to under eaves storage area and linen cupboard

BEDROOM 1

12' x 9'4" (3.66m x 2.84m)



Velux roof window, radiator, built-in wardrobes, access to under eaves storage cupboard.

BEDROOM 2

7'10" x 9'6" (2.39m x 2.90m)



Velux roof window, radiator

STUDIO/OFFICE

10'4" x 9'2" (3.15m x 2.79m)



Also attached having an external door is a useful Studio/Office, with double glazed window, electric heater and also housing the hot water cylinders and associated equipment.

EXTERNALLY



Side off road car parking area leading to detached 'L' shaped garage

Good sized rear gardens mainly laid to lawned areas with mature shrubs and selection of apple trees, this is fenced in.

Garage



with garage area 16'8" x 10'9" up and over door, workshop area 16' x 13' separate side entrance door.

SERVICES

We are informed the property is connected to mains water, mains electricity,, solar panels, air source heating system, private drainage, super fibre broadband connected.

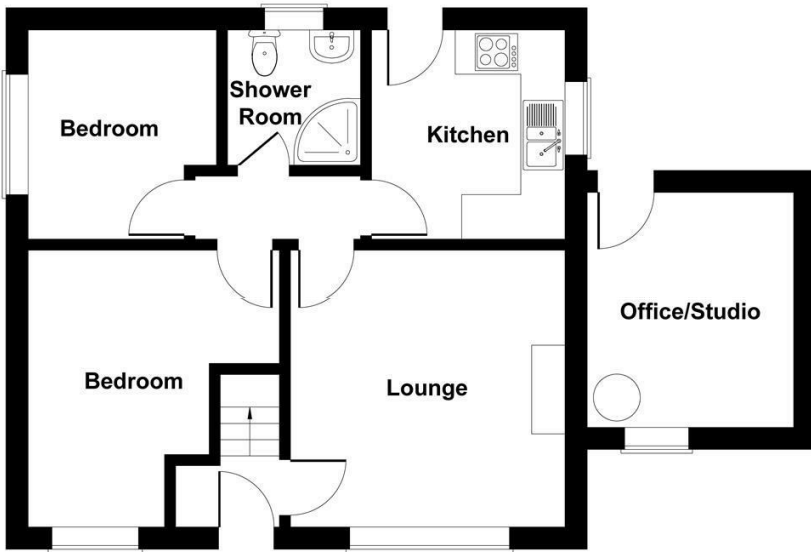
DIRECTIONS

From Lampeter take the A475 to Llanwnnen turning right onto the B4337, continue to the village of Cribyn and half way through the village take a left hand turning with the road falling away, signposted Dihewyd, continue along this road for approximately 1.5 miles and at a small hamlet called Troed y Rhiw, turn right and the property can be found on the left hand side as identified by the agents for sale board.

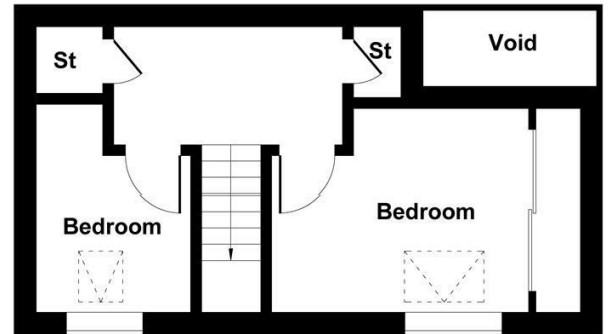
COUNCIL TAX BAND - D

Amount payable: £1908 <http://www.mycounciltax.org.uk/>

Tanrhiw Troedrhiw, Cribyn



GROUND FLOOR

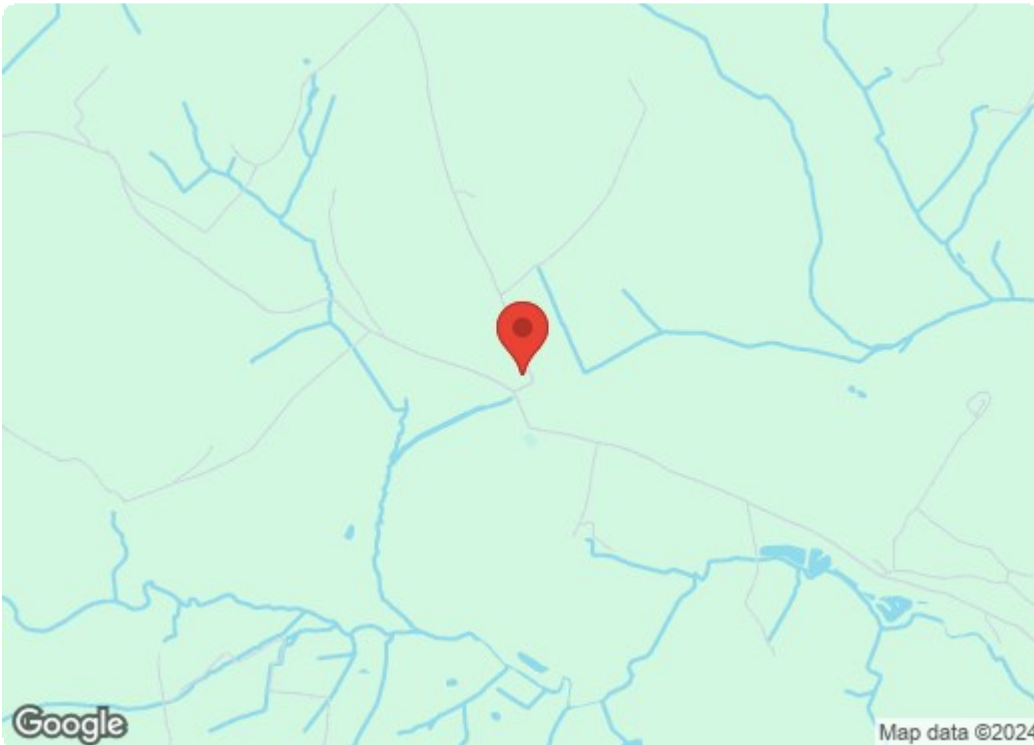


FIRST FLOOR

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			100
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(69-80) C			
(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			



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.,