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2, Hendy, Ffaldybrenin, Ffarmers, Llanwrda, Carmarthenshire, SA19 8QE

Offers In The Region Of £229,950

A lovely character cottage offering delightfully presented accommodation with particularly large gardens including detached garage, 2 summer houses/workshops and must be viewed to be fully appreciated.

Attractive semi rural location in a popular hamlet style setting with access to attractive country lanes for lovely walks and within a 15 minute drive of the university and market town of Lampeter.

DESCRIPTION



An attractive cottage originally a chapel, now a lovely characterful and cosy cottage, together with oil fired heating that was installed some three years ago. The property has been extensively improved, we understand being re-roofed some five years ago and now provides the following accommodation -

FRONT ENTRANCE DOOR to -



HALLWAY

With coat hanging facilities , tiled floor, door to -

CLOAKROOM

With w.c., and wash hand basin and a wall mounted electric heater

LIVING ROOM

16'3" x 15'10" (4.95m x 4.83m)



An attractive characterful room with timber floor, feature stone fireplace, we are informed with open flue, access to understairs storage cupboard, stairs to first floor, double aspect windows with two windows to side and one to front, single beamed ceiling. Door to -

KITCHEN

9' x 8' (2.74m x 2.44m)



With a range of cottage style kitchen units at base and wall level incorporating LPG cooker (Gas bottles in separate storage area outside), with extractor hood over, single drainer sink unit, door to -

STORE ROOM/STUDY

8' x 6'9" (2.44m x 2.06m)



Rear window

REAR UTILITY ROOM

9'6" x 9' (2.90m x 2.74m)



With range of fitted base units, wall mounted electric heater with double doors to rear garden.

FIRST FLOOR - LANDING



Access to airing cupboard and separate access to loft

SHOWER ROOM



With a corner easy access shower unit, pedestal wash hand basin, toilet, part tiled walls

FRONT BEDROOM 1

8'8" x 8'6" (2.64m x 2.59m)



Radiator, double aspect windows, part exposed stone walling

REAR BEDROOM



With side window, built-in wardrobe.

EXTERNALLY



A feature of this property is its extensive gardens and grounds, Large selection of shrubs and perennials and a small orchard, with side vehicular access leading to detached garage providing useful storage area, 2 green houses, attractive decked patio area, summer house.

Detached Garage



Greenhouse



Workshop



Further lower garden area with workshop and wildlife pond, the whole enjoying an attractive rural position.

Summer House



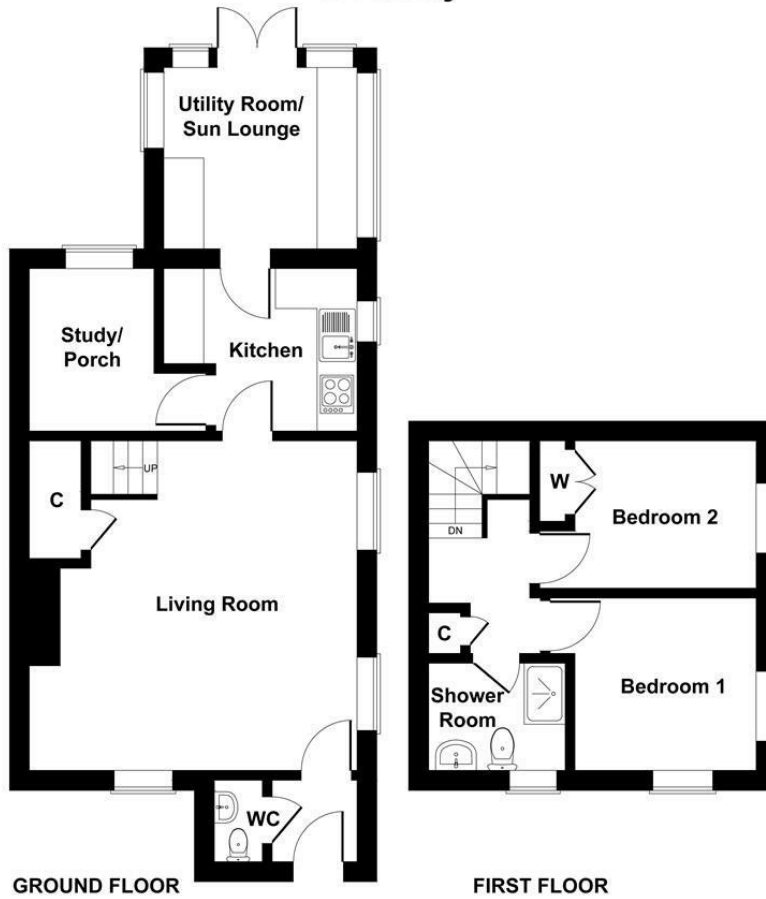
SERVICES

We are informed the property is connected to mains water, mains electricity, with septic tank. Oil fired central heating with external boiler, double glazed windows, telephone and broadband connected.

COUNCIL TAX BAND - E

Amount Payable £1485 <http://www.mycounciltax.org.uk/>

2 Hendy



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) A		
(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		



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