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## 1 Greigiau Cwmann, Lampeter, Carmarthenshire, SA48 8JW

**Asking Price £229,950**

Looking for a "turn key purchase" then look no further!

A deceptively spacious property offering 3 double bedrooomed accommodation with large living room, good sized kitchen/diner and rear conservatory. With Gas fired central heating as well as a gas fired wood-burner in the living room for those cosy winters evenings, this is a welcoming house that must be viewed. Also having off road parking a large gardens and insulated workshop/studio adding to the appeal.

Located overlooking the meandering Teifi River and meadows and Lampeter town beyond which is a 10 minute scenic walk to the historic market and university town well regarded for its popular shops, cafes pubs and the Trinity St David's University campus.

## VIEWS



The property is located in an elevated position overlooking the river Teifi meadows and meandering river and Lampeter Town and its wooded backdrop beyond.

## LOUNGE



Open-plan lounge with solid wooden floor, feature fireplace with freestanding wood-burner-type mains gas fire on solid slate plinth and stainless steel lined flue. Three radiators, 12 electric sockets, two phone sockets, TV aerial socket, and FTTP (fibre to the premises) broadband equipment. Staircase to first floor. Glass-panelled wooden door leading to...

## KITCHEN/DINER



Open-plan combined kitchen and dining / family area with fully-fitted light oak kitchen with stainless steel sink and draining board, plumbing for dishwasher and washing machine, and space for tall fridge freezer. Ceramic tiled floor, 16 electric sockets, and TV aerial socket. Separate breakfast bar / peninsula with double cupboards below and extra storage above. Solid wooden stable door leading to the garden, containing a workshop/outhouse, potting shed, lawn, decking area, raised beds, and greenhouse

## DINING/FAMILY AREA



Dining / family area has space for a large dining table (up to 8 seats) and other furniture or seating such as large dresser, sideboard or sofa. Engineered wooden floor, four electric sockets, radiator, and lockable two-panel sliding glass door leading to...

## CONSERVATORY

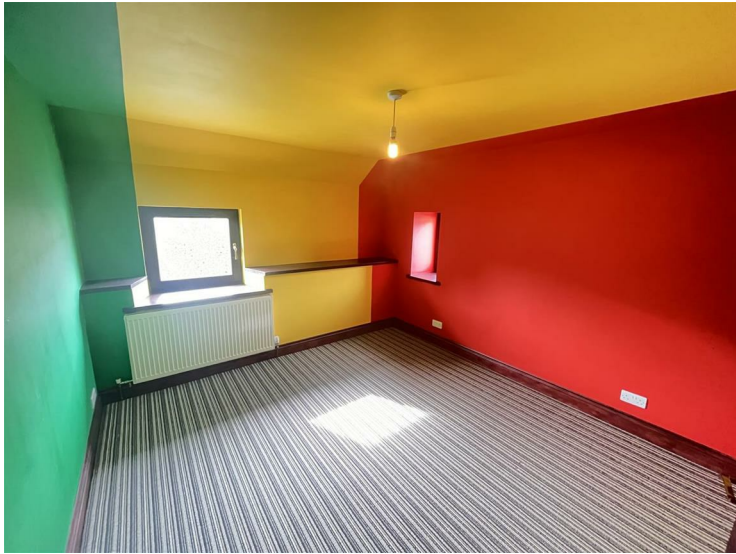


UPVC conservatory with ceramic tiled floor, feature ceiling light, radiator, and two electric sockets.

## LANDING

Small landing with one electric socket provides access to all upstairs rooms and loft. with access from hatch. This space is well-insulated with lighting and boarding for storage. Contains a signal booster for TV.

## BEDROOM 1



### Double bedroom 1

Windows to the front and side of the property. Deep windowsills and 14.5" shelf / ledge along front wall of the house (back of the bedroom). Radiator, five electric sockets, and TV aerial socket.

## BEDROOM 2



### Double bedroom 2

Window to the front of the property with 15.5" shelf / ledge each side. Radiator, five electric sockets, TV aerial socket, and telephone socket.

## BEDROOM 3



### Master bedroom

Large window to the rear of the property with stunning views across the Teifi valley (as described in the garden section below). Radiator, six electric sockets, and telephone socket.

## WELL EQUIPPED BATHROOM



Modern suite with over-bath chrome mixer shower with glass screen, toilet, and sink with chrome mixer tap. Well-designed, spacious airing cupboard with mains gas Vaillant ecoTEC Pro 24 combi boiler, radiator, two electric sockets, deep-slatted wooden shelves, and useful hanging rail for shirts, etc. Bathroom cabinet above sink with light and internal shaving socket. Tall, modern chrome heated towel rail.

## EXTERNALLY



Large insulated, weather-proof workshop/outhouse, 15'6" x 8'4". Wooden casement window, lights, hot and cold mains water, and 8 electric sockets. Large double drainer stainless steel sink, plumbing for washing machine, and space for tumble dryer. Toilet in small lockable room, underfloor storage, switches for mains-powered garden lighting. Garden tap fixed to the outside.

Wooden potting shed, 10'4" x 6', with window, single electric socket and fusebox.

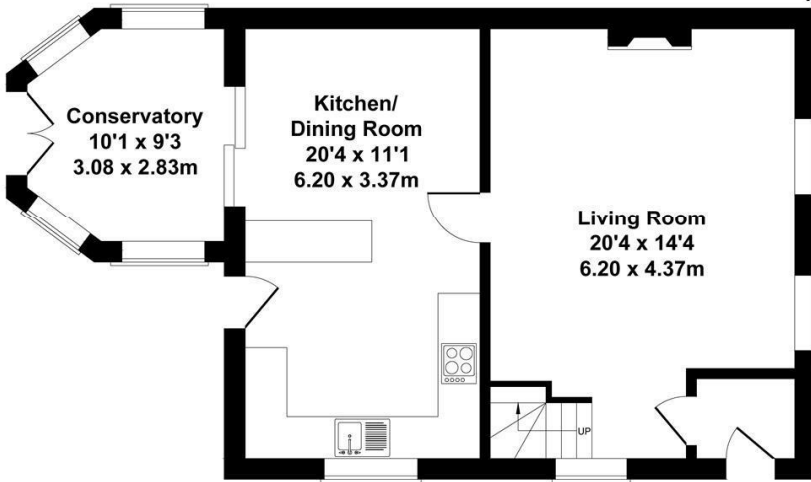
Easily-maintained garden to the rear of the property, with lawn, raised beds, wooden decking area, and greenhouse. Spectacular, uninterrupted views across the Teifi valley, taking in surrounding hills, and the historic market and university town of Lampeter, including St Peter's Church. Herons and swans frequent the river valley.

Drive with space for two vehicles, with large hardstanding adjacent, which has potential for development and / or can be used for additional parking.

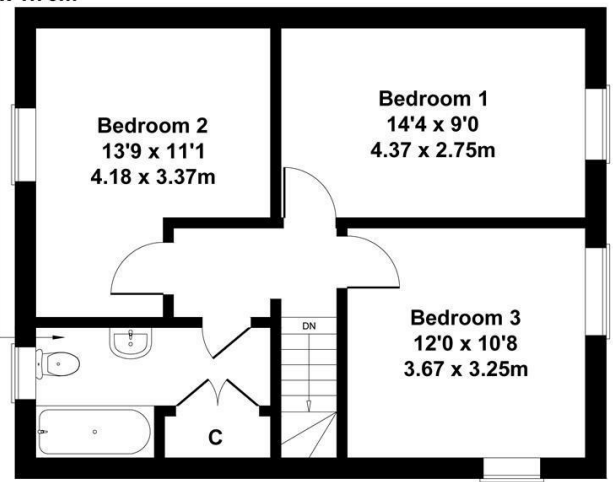
# 1 Creigiau Cwmann

Approximate Gross Internal Area  
1152 sq ft - 107 sq m

Bathroom  
6'4 x 5'7  
1.92 x 1.70m



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. 2023



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</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>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>	<b>70</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	



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