

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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



**Vale View, Horeb, Llandysul, Ceredigion, SA44 4JJ**

**Asking Price £250,000**

A substantial 4 bedroom dwelling house in need of refurbishment and renovation although having had external insulation and air source heating with solar panels fitted, set in a large plot of half an acre with ample off road parking, with garage/workshop and purpose built kennel building.



## LOCATION

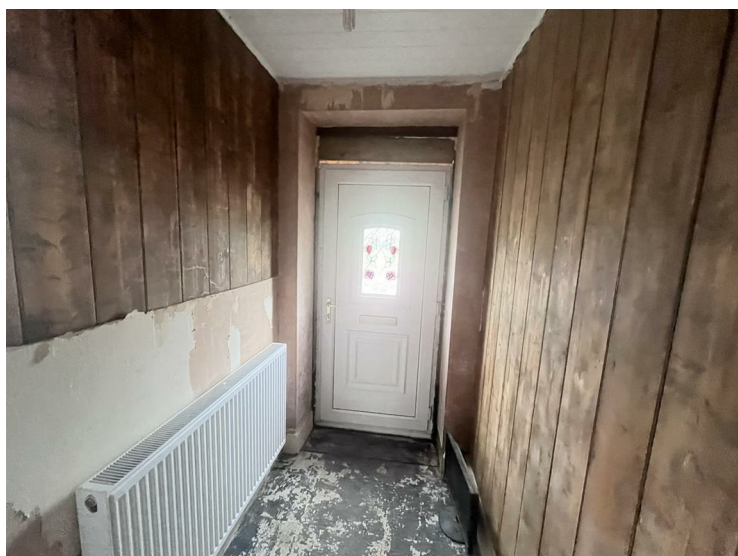
The property is located adjoining the A486 roadway at Horeb crossroads, approximately 1.5 miles from the Teifi valley and market town of Llandysul, also convenient to Newcastle Emlyn and Lampeter and within a 20 minute drive of the Ceredigion heritage coastline. The property is conveniently located and enjoying fine views, as suggested in the name, over the valley.

## DESCRIPTION

A property with a huge amount of potential offering a substantial detached dwelling, recently undergone external insulation together with a fitting of an air source heating system with associated solar pv panels. The property would benefit from completion of the internal refurbishment and affords more particularly the following -

### FRONT ENTRANCE DOOR to

### HALLWAY



Access to understairs storage cupboard and door through to kitchen

## LIVING ROOM

13' x 10'8" (3.96m x 3.25m)

With double aspect windows, radiator

## DINING ROOM

13'11" x 9'3" (4.24m x 2.82m)



With fireplace, two radiators

## REAR KITCHEN/DINING ROOM

23' x 15' (7.01m x 4.57m)



A large room with tiled floor, basic range of kitchen units incorporating single drainer sink unit, rear entrance door, former Aga Range (not connected).

Door through to -

## UTILITY ROOM

12'6" x 8'5" (3.81m x 2.57m)

Base units, radiator

## SHOWER ROOM/WET ROOM



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

## FIRST FLOOR - LANDING

### BEDROOM 1

13'10" x 9'2" (4.22m x 2.79m)



Radiator, double aspect windows

### BEDROOM 2

7'7" x 6'9" (2.31m x 2.06m)



Radiator

### BEDROOM 3

14' x 10'2" max (4.27m x 3.10m max)

Radiator

REAR LANDING leading to -

### BATHROOM

8' x 6'3" (2.44m x 1.91m)



In the under eaves area, having bath, pedestal wash hand basin, toilet, radiator

### BEDROOM 4

9'8" x 6'5" (2.95m x 1.96m)

Radiator.



## EXTERNALLY



Side driveway, enclosed private garden area, further grassed areas, useful Garage/Workshop building 13' x 14'6" overall. At the rear of the property is a further purpose built kennel with associated runs, we are informed capable of housing up to 16 dogs, and further grassed areas.

### SERVICES

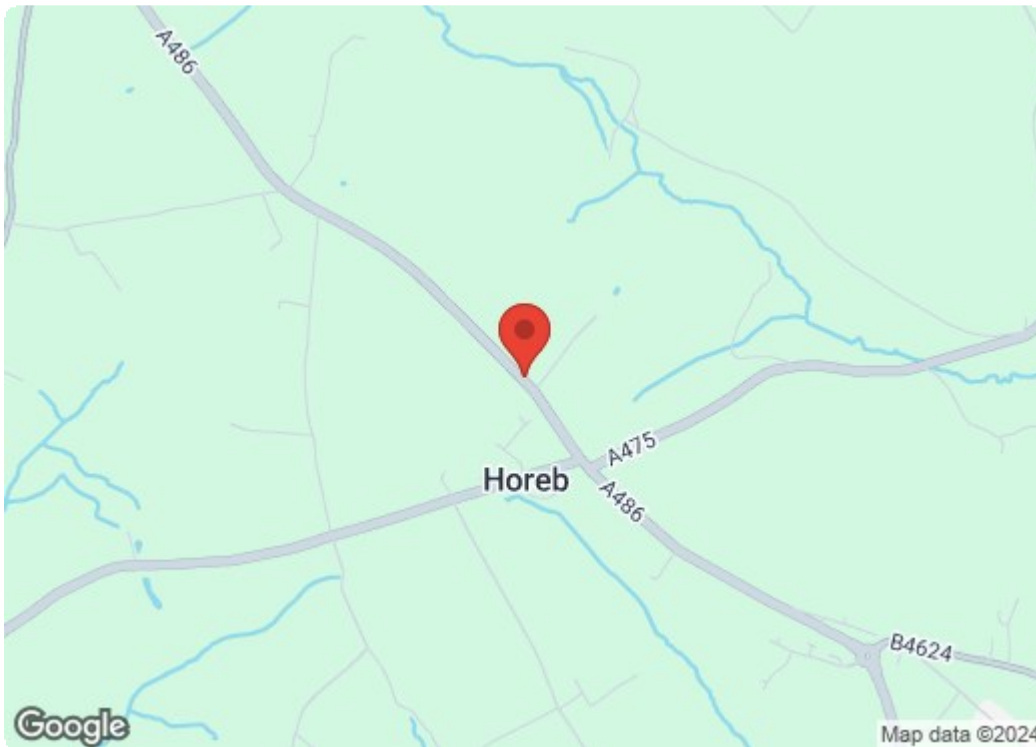
We are informed the property is connected to mains water, mains electricity, private drainage., air source heating.



### DIRECTIONS

From Llandysul travel west on the A486 towards New Quay, on reaching Horeb crossroads, the property can be found on the left hand side just before the crossroads as identified by the agents for sale board.

### COUNCIL TAX BAND - E

Amount Payable £2,571 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.,