

# EVANS BROS.

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**Ordolau Falcondale Drive, Lampeter, SA48 7SB**

**Asking Price £425,000**

A charming detached bungalow located on the sought after Falcondale Drive, walking distance from Lampeter town & the Falcondale country house & hotel. This delightful property boasts three bedrooms, a spacious & airy living room, separate dining room & an overall comfortable living space. The property benefits further from double glazing, air source heating, solar PV & well kept & colourful grounds having apple trees, evergreens and further shrubbery backing onto an open field.

Also within the spacious but manageable plot is a brick built garage / workshop with a range of uses, all in the quiet surroundings the locality offers, making it an ideal retreat, allowing you to relax and unwind in peace.

**\*\* IDEAL FAMILY / RETIREMENT PROPERTY \*\***



## Location



Most attractively positioned on a quiet & highly sought after residential area, walking distance into the University town of Lampeter having a good range of everyday amenities such as high street shops, cafes, chemist, doctors surgery & supermarket, the property is also walking distance from the luxurious services of the restaurant and country house of Falcondale Hotel being located at the culmination of the extensive drive.

## Description



A spacious 3 bedroomed detached bungalow with the benefit of air source central heating & uPVC double glazing, the property provides homely & largely private accommodation & sits in ample yet manageable grounds. One of the main features of this property is the large open living room which is the heart of this home. This bungalow would make an ideal family/retirement property and affords more particularly the following -

## Front Entrance Door to -

## Reception Hallway

28'6" x 7'4" (max) (8.69m x 2.24m (max))



with access to loft & wardrobe/storage cupboards, double doors to dining room & door to -

## Living Room

20'6" x 20'5" (6.25m x 6.22m)



A spacious, light and airy living room with large south facing window & sliding patio door to grounds at rear, fireplace with brick surround, tiled hearth & electric fire, double doors to -



### Dining Room

14'7" x 10' (4.45m x 3.05m)



To the rear of the property with a pleasant outlook over grounds to the rear, double doors to reception area, door to -

### Kitchen

18'2" x 10'1" (5.54m x 3.07m)



Again having a pleasant outlook, with a good range of base & wall units, electric cooker with gas hob & extractor hood over, 1 1/2 drainer sink, WC, further dining space, door to -

### Utility Room

10'1" x 7'8" (3.07m x 2.34m)



with single drainer sink with base units, plumbing for automatic washing machine, space for tumble drier / freezer, LG air source boiler, consumer unit, door to grounds at rear.

### Bedroom 1

13'9" x 10'1" (4.19m x 3.07m)



with fitted wardrobes



### Bedroom 2

13'6" x 10'1" (4.11m x 3.07m)



with low level WC & pedestal wash hand basin

### Bedroom 3

10' x 10'1" (3.05m x 3.07m)



suitable as a bedroom or indeed a home office / study etc.

### Shower Room

7' x 6'5" (2.13m x 1.96m)



A part tiled suite with shower cubicle having electric shower, towel rail, WC, pedestal wash hand basin, toiletries cabinet & extractor fan

### Externally



The property benefits from a spacious level plot with tarmac driveway having ample parking for several cars to the front along with walled frontage, apple trees, evergreen tree, colourful shrubbery, front lawn garden, front patio & with gated archway leading to the rear of the property which benefits further from patio grounds, further lawn garden to the rear and side & a pleasant outlook over a countryside field to the rear used for the grazing of sheep at present. The bungalow has several solar PV panels which store energy to a battery pack, it is believed that there may be a feed in tariff generating some income,



## Rear of Property



with seating areas to enjoy the largely private & relaxing surroundings that the locality provides.

## Lawned Gardens



Ample yet manageable lawned gardens to the front side and rear of the property.

## Garage / Workshop

21' x 12'2" (6.40m x 3.71m)



Of solid brick construction with side entrance door, electric garage door, solar PV battery & electricity connected. This space would be suitable as a workshop or indeed as a garage.

## Council Tax Band 'F'

We understand the property is in council tax band 'F' with the amount payable per annum being £3039.

## Services

We are informed the property is connected to mains water, electricity & drainage, air source central heating & Solar PV panels with battery pack.

## Directions

What3Words: wound.soap.epidemics

From Lampeter town square take the A475 west out of town for approximately 1/2 a mile, then take the right hand turning up Falcondale Drive, just before the filling station (as signposted by the 'Evans Bros' directional arrow sign), the property can then be found after a short distance on your right hand side.

### Ground Floor

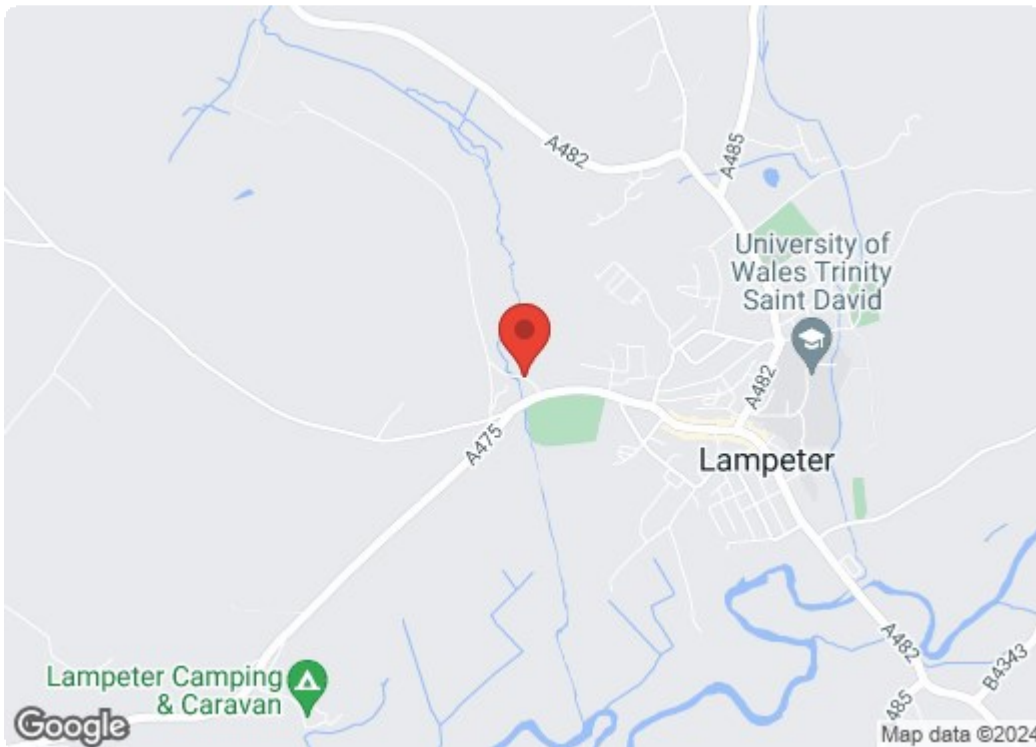
Approx. 141.0 sq. metres (1517.4 sq. feet)



Total area: approx. 141.0 sq. metres (1517.4 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

**Ordolau , Falcondale Drive, Lampeter**



#### 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>		
Not energy efficient - higher running costs		
	59	70

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC



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