

EVANS BROS.

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Maes Denys Silian, Lampeter, Ceredigion, SA48 8LU

Offers In Excess Of £350,000

An attractive country bungalow with no near neighbours set in 0.4 of an acre of mature gardens having been wonderfully refurbished to offer homely & spacious accommodation. The property enjoys delightful views over the Dulais Valley towards the Derry Ormond tower & offers 3 bedroomed accommodation with large rooms and is conveniently located only 1 mile from the University and market town of Lampeter. AVAILABLE CHAIN FREE

LOCATION



The property is attractively located in a no near neighbour location, surrounded by agricultural land with attractive views over the Dulais valley, and towards the iconic Derry Ormond Tower, a feature of the landscape in the area. Nicely set off the A485 Lampeter to Tregaron roadway, just over a mile outside Lampeter. Lampeter provides a good range of everyday facilities including primary and secondary schooling, leisure centre, shops, cafes, banks etc., and home to the Trinity St. David's Lampeter University Campus. The property is attractively positioned and is ideal for those looking for a country residence with attractive views.

DESCRIPTION



The property offers substantial dormer style accommodation with large rooms having undergone significant refurbishment to provide a homely & attractive residence with the benefit of oil central heating and uPVC double glazing and affords more particularly the following -

FRONT ENTRANCE DOOR TO -

DINING ROOM

11'9" x 7'7" (3.58m x 2.31m)



With UPVC front entrance door, large picture window, staircase to the first floor accommodation, stripped timber flooring, radiator.

LIVING ROOM

19'1" x 12'5" (5.82m x 3.78m)



With a stone open fireplace housing a cast iron wood burning stove, large picture window to the front, radiator.

KITCHEN

13' x 12'7" (3.96m x 3.84m)



A stylish and newly fitted kitchen with a range of wall and floor units with a ceramic 1 1/2 sink and drainer unit, eye level double oven, 4 ring hob with extractor hood over, UPVC rear entrance door, spot lighting, click laminate flooring

UTILITY ROOM

11'8" x 8'4" (3.56m x 2.54m)



Refurbished with newly fitted wall and floor units, plumbing and space for automatic washing machine and tumble dryer, wash hand basin, radiator, tiled flooring.

INNER HALLWAY



with laminate flooring

CLOAKROOM OFF

BOILER ROOM

with oil fired boiler.

SHOWER ROOM

7'5" x 6'7" (2.26m x 2.01m)



Modern & attractive, this room has been recently refurbished with a walk-in shower, antique style sideboard vanity unit with wash hand basin, low level flush w.c., pillared antique style radiator, mosaic flooring.

REAR BEDROOM 1

10' x 13' (3.05m x 3.96m)



With rear window over open fields, radiator

FRONT BEDROOM 2

16'6" x 12'6" (5.03m x 3.81m)



With radiator & picture window enjoying views over the grounds and Dulais Valley.

PART ANNEXE POTENTIAL

There is potential for a part annexe through the separate side access leading to the bathroom & bedroom that can be split from the rest of the bungalow.

BATHROOM

10'9" x 6'10" (3.28m x 2.08m)



A recently upgraded contemporary suite with a free standing roll top bath with central taps and shower attachment, double drawer vanity unit with wash hand basin, radiator, low level flush w.c., side entrance door.

LOFT ACCOMMODATION

48' x 14'6" overall (14.63m x 4.42m overall)

In an open plan format and ideal for sub-division to create a large studio space, separate living room / snug, side window.

LOFT BEDROOM



With Velux roof window and side window, laminate flooring.

SHOWER ROOM



A modern suite with a corner shower cubicle, WC, pedestal wash hand basin, Velux window.

EXTERNALLY



To the rear of the property is a covered sitting out area, side covered car port, extensive gardens and grounds with gravelled driveway having gated entrance. The whole enjoying an attractive outlook over the surrounding countryside.

BIRDS EYE VIEW



STORAGE SHED

14' x 10' (4.27m x 3.05m)



With power and lighting via extension lead.

GARDEN SHED



LARGE PATIO AREA

To the front of the property is a large level patio area that provides a breathtaking aspect to enjoy the surrounding countryside.

SERVICES

We are informed the property is connected to mains electricity, private water and private drainage. Oil fired central heating.

PLEASE NOTE

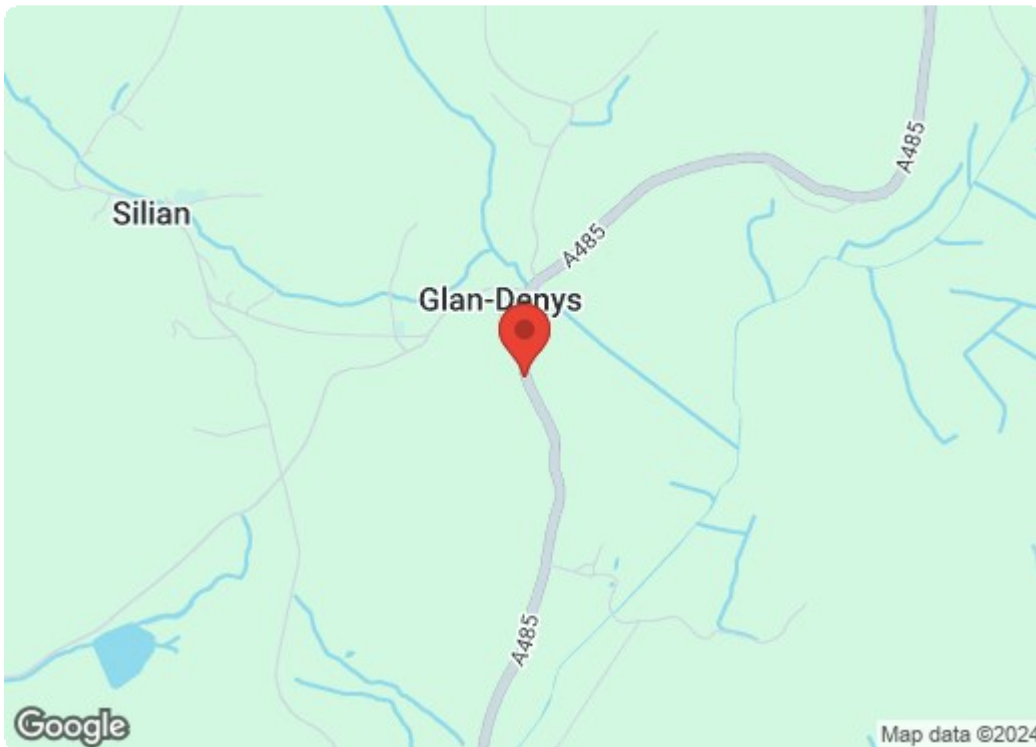
All furniture is also for sale by separate negotiation.

DIRECTIONS

From Lampeter take the A485 Tregaron road, continue for approximately a mile and the property can be found on the left hand side just before Glandenys bridge as identified by the agents for sale board.

COUNCIL TAX BAND 'E'

We understand that the property is in band 'E' with the amount payable per annum being £2571.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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