

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Penddintir Rhydypanyd,, Llangeitho, Tregaron, Ceredigion, SY25 6TU**  
**Asking Price £200,000**

A delightful detached country cottage offering 3 bedroomed accommodation with garden area and on the opposite side of the lane, an area of land having parking area, stable/workshop and potential paddock, in all approximately 0.25 of an acre or thereabouts.

Well positioned in the mid reaches of the Aeron valley, approximately 1 mile from the village of Llangeitho, convenient to Tregaron, Lampeter and Aberaeron.



## DESCRIPTION



An attractive cottage in need of modernisation and refurbishment, with the benefit of electric storage heaters and provides more particularly -

### SIDE ENTRANCE DOOR to -



### HALLWAY

Red and black quarry tile floor, tongue and groove walling with built-in cupboards

## KITCHEN/DINING ROOM

20' x 13'5" (6.10m x 4.09m)



An attractive open plan room with beamed ceiling, tongue and groove walls, part exposed stone walling

### KITCHEN AREA



With base units incorporating single drainer sink unit, plumbing for automatic washing machine, cooker and fridge spaces, night storage heater

### LIVING ROOM

16' x 13'3" (4.88m x 4.04m)



With large front picture window, side door, part exposed walls, tongue and groove ceiling, night storage heater



## GROUND FLOOR BATHROOM



With tongue and groove walls, bath having shower unit over, wash hand basin, toilet, beamed ceiling

## STAIRWAY TO LANDING

### BEDROOM 1

14'7" x 13' (4.45m x 3.96m)



Two built-in wardrobes, tongue and groove walls and ceiling

### BEDROOM 2

7'2" x 9' (2.18m x 2.74m)



Tongue and groove walls and ceiling

### BEDROOM 3

10'5" x 6'6" (3.18m x 1.98m)



Tongue and groove walls and ceiling, two built-in wardrobes.



## EXTERNALLY



The property is approached via a shared lane, we understand owned by another property which bisects the lands and cottage.

## GARDENS



To the side of the cottage is a rectangular shaped garden and lawned area with outside workshop.

On the opposite side of the road is a further area of land with parking for two vehicles together with further grassed area having a useful workshop/stable range and a further area of land recently cleared, being a potential small paddock area.

## WORKSHOP



## DIRECTIONS

From Lampeter take the A485 towards Tregaron, continue to Llanio, turning left sign posted Llangeitho, at Stags Head crossroads turn left again, continue down in to the village going all the way around the roundabout taking the third turning towards Penuwch., proceed for approximately 1 mile taking a left hand turning as identified by the agents directional arrow, continue up the hill and the entrance to Penddintir can be found on the left hand side as identified by the agents for sale board.

WHAT3WORDS: acids.hikes.potential

## SERVICES

We understand the property is connected to mains electricity, mains water, private drainage, electrical heating. Ultrafast full fibre broadband is available at the property (subject to any connection charges)

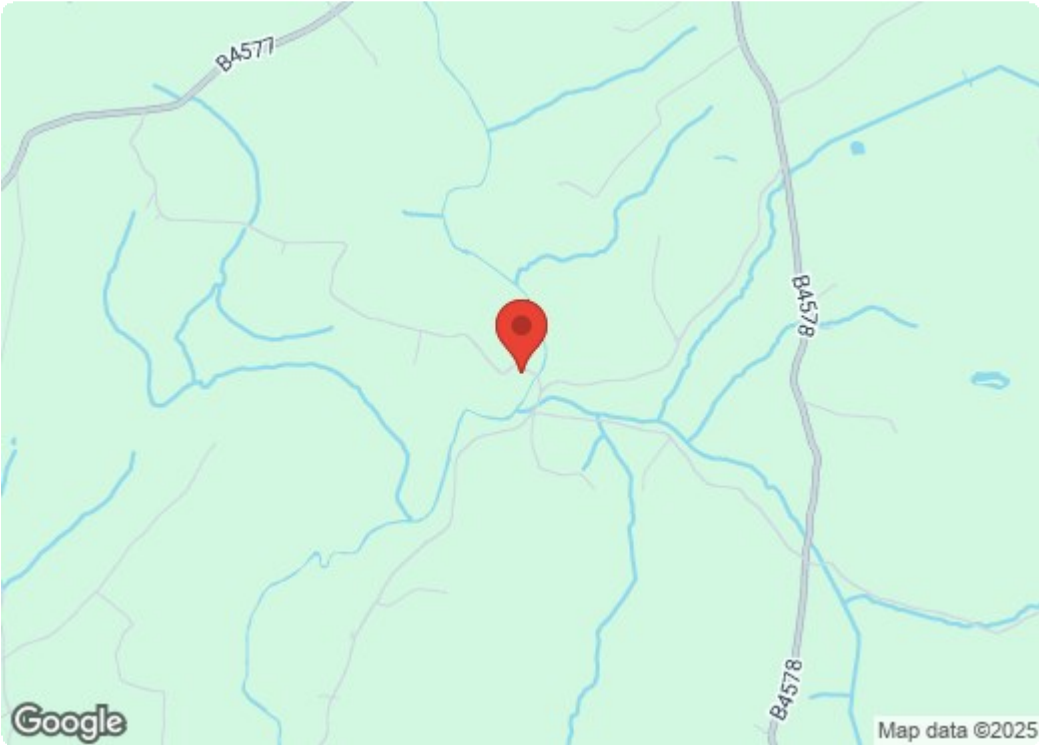
## COUNCIL TAX BAND - D

Amount payable: £2105 ([mycounciltax.org](http://mycounciltax.org))

## AREA OF LAND







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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