

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



## **Pantycelyn Llanddewi Brefi, Tregaron, Ceredigion, SY25 6RS**

**Open To Offers £139,000**

An attractive 2 bedroomed, 2 bathroomed cottage in the popular village of Llanddewi Brefi, close to Tregaron. This property has been upgraded in recent years to include solar panels, full insulation and air source heating. The property provides sizeable accommodation which is well proportioned and is pleasantly presented. Externally there is an attached garage with a private drive having off road parking and enclosed rear garden.

Available chain free.

**\*\* A truly charming property worthy of inspection at an early date \*\***



## LOCATION

Pantycelyn is located in Llanddewi Brefi, a historic village in the upper Teifi Valley, 3 miles from the market town of Tregaron and 8 miles north of the University town of Lampeter. The Cardigan Bay coast of Aberystwyth within 25 minutes drive.

## DESCRIPTION

A charming stone and slate built village cottage with latter additions in the upper Teifi Valley on the edge of the Cambrian Mountains. The property has been upgraded in recent years to include solar panels, full insulation and air source heating.

## FRONT ENTRANCE DOOR to

## RECEPTION HALL

Radiator and under stairs cupboard

## LIVING ROOM

16'0" x 12'0" (4.88 x 3.66)



With a tiled fireplace and a double paneLled radiator. Windows to the front and rear.

## KITCHEN/ DINER

14'8" x 8'3" (4.47m x 2.51m)



A good sized kitchen dining room with a modern range of fitted units having a stainless steel sink unit, fitted oven and

hob, and space for washing machine/dishwasher.

Door to:

## REAR HALLWAY

door to shower room and rear door to Garden

## GROUND FLOOR SHOWER ROOM / W.C

7'5" x 6'0" (2.26m x 1.83m)



with toilet, pedestal wash hand basin and a shower cubicle with electric shower. Electric heater

## FIRST FLOOR

## LANDING



with radiator

## BEDROOM 1

9'9" x 9'7" (2.97m x 2.92m)

With radiator, front window

## BATHROOM

10'4" x 6'8" (3.15m x 2.03m)



with toilet, pedestal wash hand basin, panedled bath. Built in sizeable airing cupboard with modern pressurised hot water cylinder and shelving. Radiator

## BEDROOM 2

8'5" x 6'4" (2.57m x 1.93m)



with , fornt window

## EXTERNALLY

The cottage has pleasant aspect on the edge of the village

## GARDEN AND GROUNDS

Walled forecourt and enclosed area with parking to side, rear enclosed garden area and rear courtyard with patio area.

## GARAGE

20' x 8' (6.10m x 2.44m)

Attached garage with front up and over door and rear door to yard area.

## SERVICES

The property benefits from mains water, mains electricity with Pv solar panels, mains drainage, air source central heating

## DIRECTIONS

What3words: superbly.apple.searching

From Lampeter take the A485 Tregaron Road after Llanio

turn left for Llandewi Brefi, Proceed to the village continuing through and around to the right in fornt of the shop and the property is one of the last on the left on the Llanfair Clydgau road.





| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (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 |



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.,