

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Bremia Stags Head, Llangeitho, Tregaron, Ceredigion, SY25 6QU**  
**Asking Price £395,000**

An individually designed split-level detached house offers a unique blend of comfort and style. With upto five spacious bedrooms, this property is perfect for families or those seeking ample living space. The two large reception rooms, along with a great conservatory provide versatile areas for relaxation, entertaining, or even a home office, catering to a variety of lifestyle needs.

Set within approximately one acre of mature gardens, this home is ideal for outdoor activities or simply enjoying the natural surroundings. The expansive grounds provide plenty of space for gardening enthusiasts or families looking to create their own outdoor haven.

For car enthusiasts, the two garages are a significant advantage, offering secure storage and easy access for vehicles or hobbies.

This property is offered chain free, allowing for a smooth and straightforward purchase process. With its distinctive design and generous living space, this home is a rare find and presents an excellent opportunity for prospective buyers.



## LOCATION

The property is attractively located in the rural hamlet of Stags Head with a nearby filling station and caravan park, approximately 1 mile from the popular Aeron valley village of Llangeitho having a good range of local facilities including cafe/shop, public house, primary school and places of worship, some 3 miles from the upper Teifi valley and market town of Tregaron having a wider range of amenities including doctor's surgery, chemist, shops, hotels etc., nestling in the foothills of the Cambrian mountains and also convenient to the larger towns of Lampeter to the south, Aberaeron to the west and Aberystwyth to the north.

## DESCRIPTION



This individually designed split level property offers commodious accommodation that has to be inspected to be fully appreciated. The property has been extended with a 2 storey extension to provide an additional lovely sized living room together with double garage/workshop underneath. The property offers up to 4/5 bedroomed accommodation together with rear conservatory overlooking the extensive gardens, in all approximately 1 acre or thereabouts..

The property provides the following accommodation -

### FRONT ENTRANCE DOOR to



## HALLWAY



With radiator, cloak cupboard providing useful storage space

## DINING ROOM

21' x 11' (6.40m x 3.35m)



With feature oak flooring, an attractive room with fireplace having open flue, fitted dado rail, French doors to rear balcony.



## LIVING ROOM

19'3" x 18' (5.87m x 5.49m)



Again with oak flooring, radiator, a lovely light room with triple aspect windows from where you can enjoy the views towards the Cambrian mountains.

## KITCHEN

14' x 9' (4.27m x 2.74m)



Having a lovely range of oak fronted kitchen units at base and wall level with granite work surfaces, fitted oven and hob, 1/2 bowl sink unit.

## DINING AREA



With feature curved wall

## REAR CONSERVATORY

12' x 9' (3.66m x 2.74m)



With tiled floor, attractive views over the gardens and towards the Cambrian mountains, French doors to balcony.

## INNER HALLWAY

leading to -



## LANDING



Having an exposed brick walling, access to airing cupboard and with hot water cylinder.  
Stairs down to main bedrooms and also upto loft room

## SHOWER ROOM



With toilet, wash hand basin, separate shower cubicle, radiator and tiled walls,

## BATHROOM



With bath, wash hand basin, toilet, separate shower cubicle, heated towel rail, fully tiled walls.

## BEDROOM 1

10'2" x 9' (max) (3.10m x 2.74m (max))



With built-in wardrobes, spot lighting, radiator

## BEDROOM 2

12'1" x 10'5" (3.68m x 3.18m)



Radiator, spot lighting

## BEDROOM 3

12'1" x 10'2" (3.68m x 3.10m)



built-in wardrobe, radiator, double aspect windows

## FIRST FLOOR/LOFT ACCOMMODATION

With Landing, doors leading to undereaves storage areas

## BEDROOM 4

20'7" x 19'6" (max) (6.10m'2.13m x 5.94m (max))



With sloping ceilings, dormer window, feature circular window in pine end wall, radiator

## FROM THE MAIN LANDING AREA -

( )

Steps down to -

## LOWER GROUND FLOOR ACCOMMODATION

With Lobby having tiled floor

## BOILER ROOM

10'1" x 7'9" (3.07m x 2.36m)



With tiled floor, base units incorporating oil fired central heating boiler



### UTILITY ROOM

10'4" x 6'2" (3.15m x 1.88m)



Base units incorporating single drainer sink unit, plumbing for automatic washing machine

### BEDROOM/OFFICE

14'4" x 14'4" (4.37m x 4.37m)



### GARAGE

21' x 11' (max) (6.40m x 3.35m (max))

Storage cupboard, front door, door to -

### REAR WORKSHOP

31' x 8'10" (9.45m x 2.69m)



With end double doors

### DOUBLE GARAGE

19'10"x 18'10" (6.05mx 5.74m)



Having electrically operated up and over door.

## EXTERNALLY



Front gravelled parking area for several vehicles, front grassed area. To the rear of the property is an extensive garden area, the whole plot being approximately 1 acre with paved patio and further grassed areas with pond and a number of established trees making this an ideal property for those looking for space to roam.

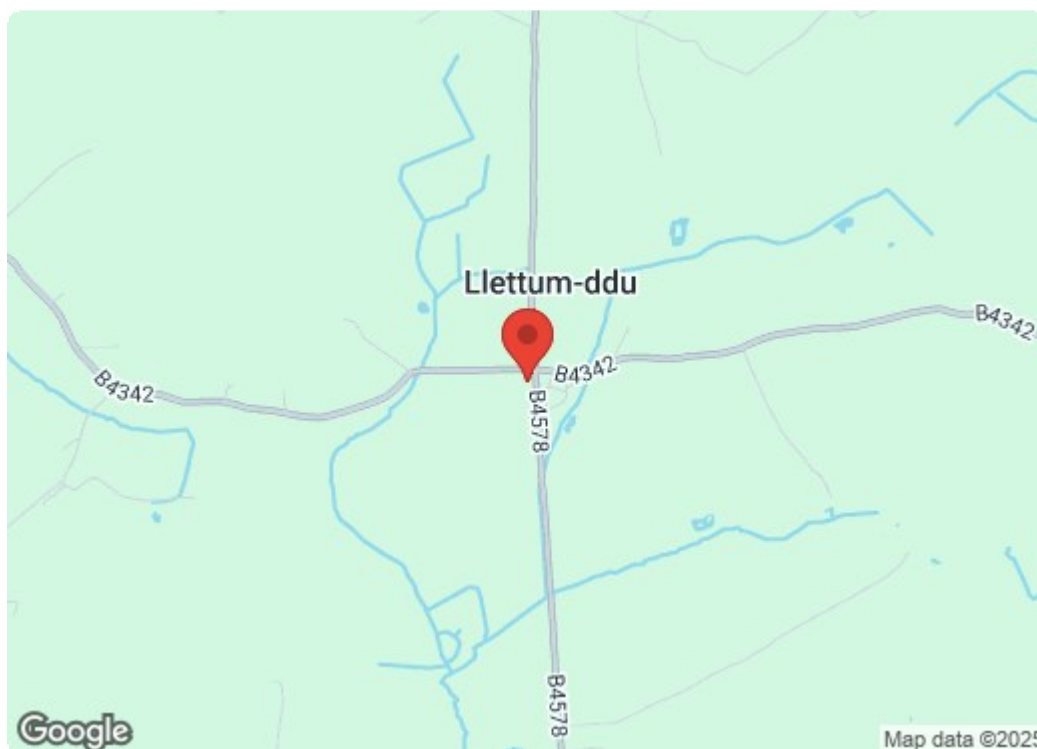
## SERVICES

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

## COUNCIL TAX BAND - F

Amount Payable £3039 <http://www.mycounciltax.org.uk/>





#### 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 |         |           |
|   | 55      | 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) 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 |         |           |

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