

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Berthglyn, Ffarmers, Llanwrda, Carmarthenshire, SA19 8JL

Asking Price £310,000

A delightful semi rural country bungalow offering superbly presented refurbished accommodation with recently upgraded oil fired central heating and new double glazing.

This appealing property offers adaptable 2/3 bedroomed accommodation with delightfully presented gardens and grounds in a popular rural community some 8 miles from Lampeter.

Nestling in the foothills of the Cambrian Mountains this is really one for those looking for a walk-in bungalow in attractive semi rural setting

LOCATION



Property is located in the scattered rural community of Ffarmers, nesting in the foothills of the Cambrian mountains having a strong community network. The property is approximately 8 miles from the University and market Town of Lampeter, offering a good range of everyday facilities including shops, post office,, doctors surgery, chemist, dentists, primary and secondary schooling and Sainsbury's and Co-op supermarkets.

DESCRIPTION



An appealing refurbished property offering spacious accommodation, currently arranged as 2 bedrooms but with a former garage now converted into a utility/ studio room, in our opinion with a potential to create a further en-suite bedroom if required. The property also has the benefit of a delightful well presented landscaped gardens and grounds with the property recently upgraded with replacement uPVC double glazing, new oil fired central heating and has good quality kitchen and bathroom fitments. The property provides more particularly the following:

NEW DOUBLE GLAZED FRONT ENTRANCE DOOR
to -

RECEPTION



Tiled floor

DOOR TO INNER HALLWAY



Radiator

WETROOM off



With fully lined walls having tiled floor, electric shower, toilet, wash hand basin, heated towel rail

LIVING ROOM

19'5 x 12'4 (5.92m x 3.76m)



With a lovely curved front bay window, feature fire place with recently installed wood burner set on a slate half with oak mantle over. 2 radiators.

KITCHEN

12'5 x 8'2 (3.78m x 2.49m)



With an attractive range of oak style kitchen units at base and wall level incorporating a 1 & 1/2 bowl sink units, separate LPG cooker point, fridge space, attractive timber effect tiled flooring.

REAR PORCH

rear entrance door

UTILITY/ STUDIO ROOM

21 x 8 (6.40m x 2.44m)



With French doors to front and in our opinion this could be converted into a further en-suite bedroom if required, although has currently has an utility in this to rear including sink unit, plumbing and a space for automatic washing machine, radiator.

DINING ROOM

12'4 x 7'9 (3.76m x 2.36m)



Radiator, French doors overlooking rear garden.

INNER HALLWAY

Access to airing cupboard, radiator, access to loft.

REAR BATHROOM



With a fully tiled walls and floor having a nice contemporary styled suite, having bath with power shower unit over, wash hand basin with storage unit below, toilet, heated towel rail.

FRONT BEDROOM 1

13 x 10'9 (3.96m x 3.28m)



Radiator, front window

BEDROOM 2

12'5 x 10 (3.78m x 3.05m)



Radiator, rear window

EXTERNALLY



One of the main stand out features is it's delightfully presented and spacious gardens and grounds being approached via a gated entrance to a large tarmacadamed front driveway.

FRONT GARDEN



Lovely front gardens with lawned areas having central flower borders and further extensive flower and shrub borders designed to provide colour all summer.

GARDEN WORKSHOP



To the side of the property is a gravelled storage area housing a usefull garden workshop and the external boiler.

SUMMER HOUSE



Attractive rear gardens having a feature summerhouse with electric connected, front gravelled patio area for the lawned gardens, whole enjoying a pleasant outlook.

SERVICES

We are informed that the property is connected to mains water, mains electricity, mains drainage, telephone and

broadband with fibre to the premises connected, oil fired central heating.

DIRECTIONS

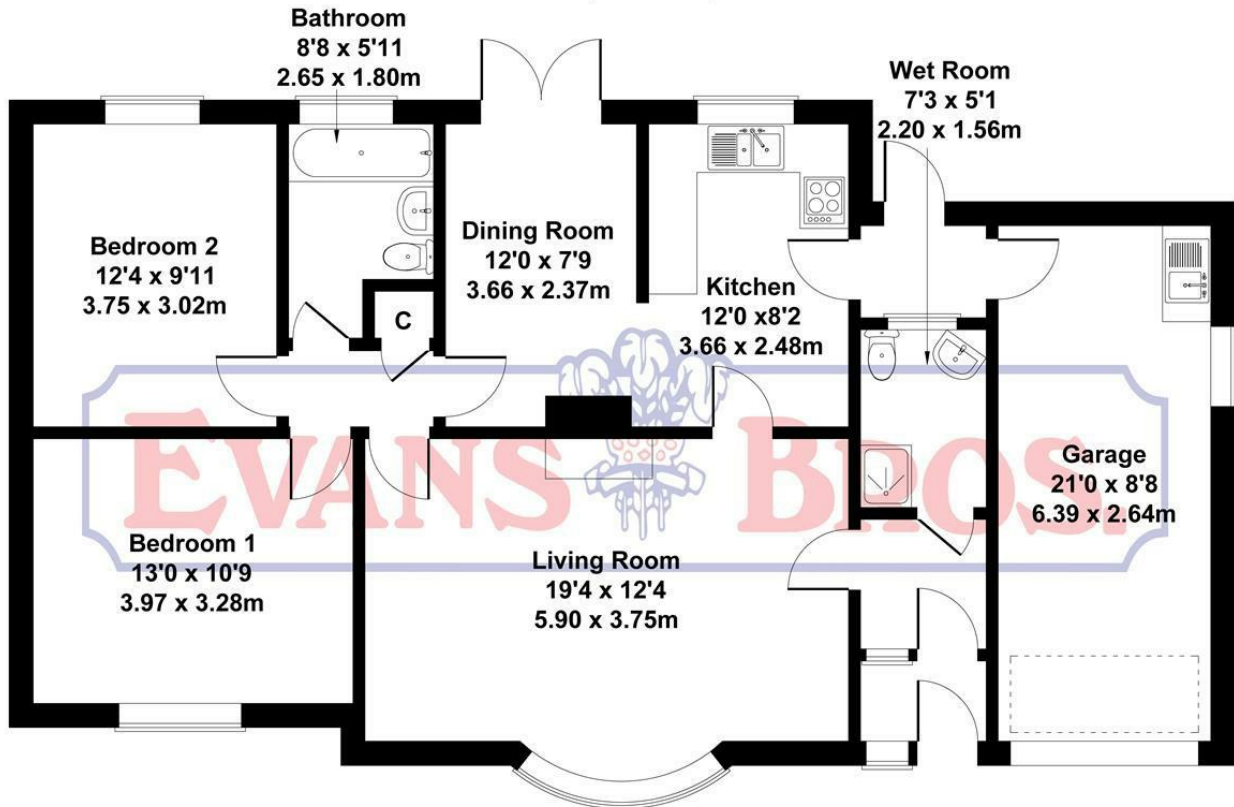
From Lampeter take the A482 continue through the hamlet of Harford passed the checkpoint filling station, take the next second left hand turning, continue into the village of Ffarmers and the property can be found on the left hand side just before the village square.

COUNCIL TAX BAND - D

Amount payable 2024/25 - £1,900

Berthglyd Ffarmers

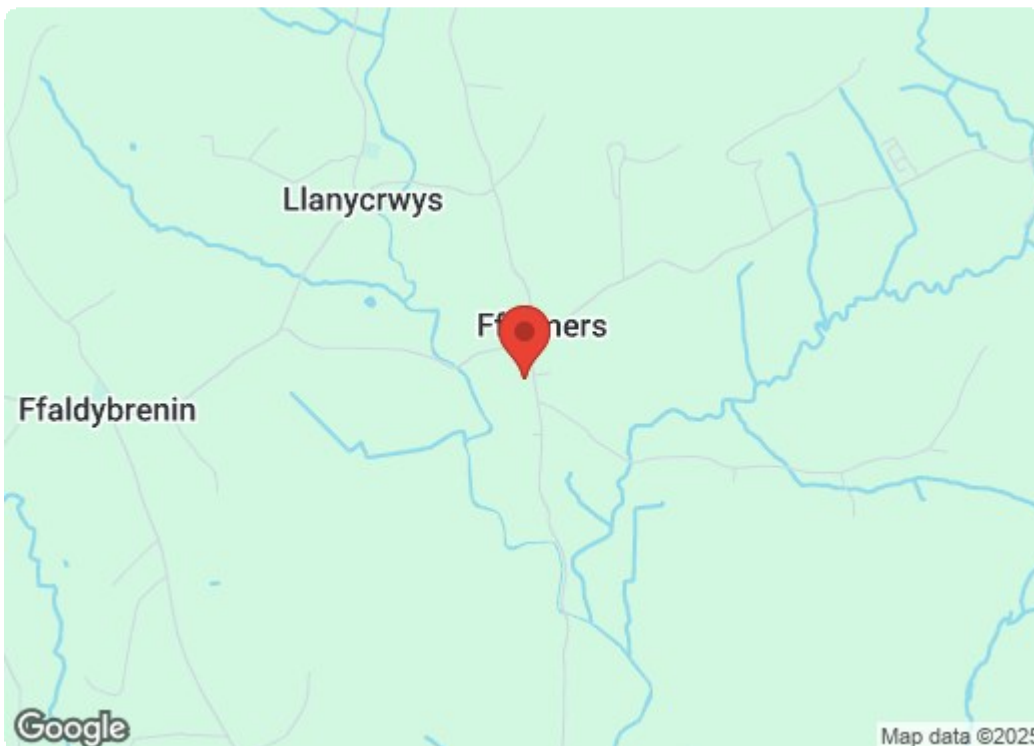
Approximate Gross Internal Area
1130 sq ft - 105 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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		
	61	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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