

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Bro Afallon, Tynreithyn, Tregaron, Ceredigion, SY25 6LU

Offers In Excess Of £300,000

This charming 3 acre small holding offers a unique opportunity for those seeking a tranquil lifestyle amidst some lovely countryside with far reaching views. The property boasts a large extended bungalow, featuring a large reception room that could be subdivided and includes a delightful conservatory, that provides ample space for relaxation and entertaining. With three bedrooms, this home is perfect for families or those wishing to enjoy the peace and quiet of rural living.

The original section of the home is of non-traditional woolaway construction

For modern convenience, the home is equipped with solar panels, ensuring energy efficiency, alongside an LPG-fired central heating system that guarantees warmth during the cooler months.

Set within a lovely setting, with a garage and attractive gardens and set in approximately three acres, which includes a gently sloping paddock, making it ideal for those with equestrian interests or simply a desire for space to roam.

LOCATION



The property is attractively located just off the A485 Tregaron to Aberystwyth roadway in the small hamlet of Tyncelyn, some 3 miles from Tregaron which provides a wide range of everyday facilities and also convenient to Lampeter, Aberaeron and Aberystwyth to the north. The property has a lovely setting in an elevated position with far reaching views towards the coastline over open countryside.

DESCRIPTION



The property comprises an extended detached bungalow originally of non traditional Woolaway construction with latter block/brick extension. The property offers well maintained accommodation with the benefit of uPVC double glazing and lpg gas fired central heating. The property also has the benefit of solar pv panels providing electricity and we are informed with an income through a feeding tariff.

The property provides more particularly the following accommodation -

ENTRANCE DOOR to HALLWAY



Radiator

KITCHEN

17'1" x 8'9" (5.21m x 2.67m)



Range of fitted kitchen units at base and wall level incorporating 1 1/2 bowl sink unit, space for dishwasher, fitted eye level oven (we are informed by the vendor that they're unsure if it's in working order) and integrated microwave, hob, breakfast bar, 2 radiators, door to storage/pantry cupboard

2ND HALLWAY

Exterior door, radiator

UTILITY ROOM

8' x 6'8" (2.44m x 2.03m)



With range of kitchen units at base and wall level incorporating wall mounted gas fired boiler and the solar panel inverter equipment

LARGE LIVING/DINING AREA



An open plan arrangement which could be sub-divided having -

DINING AREA

31' x 12'3" (9.45m x 3.73m)



Radiator, patio doors with attractive views, tongue and groove ceiling, exposed brick walls

LIVING ROOM

20'6" x 11'3" (6.25m x 3.43m)



Radiator, having an exposed brick chimney breast with lpg gas coal effect fire inset, feature bread oven, tongue and groove ceiling, 2 radiators.

CONSERVATORY

10'9" x 10' (3.28m x 3.05m)



With tiled floor, French doors to garden, this enjoys some lovely views over open countryside.

INNER HALLWAY

BATHROOM



Having bath with shower attachment, wash hand basin, part tiled walls, radiator

SEPARATE CLOAKROOM



With w.c.,

BEDROOM 1

11'6" x 11'4" (3.51m x 3.45m)



Radiator, front window

BEDROOM 2

11'5" x 11'1" (3.48m x 3.38m)



Radiator, rear window, full length wardrobes

BEDROOM 3

13'10" x 8'1" (max) (4.22m x 2.46m (max))



Radiator

EXTERNALLY



The property enjoys a lovely rural location being approached via a timber gated entrance with off road parking, this leads to detached garage/workshop divided in to two areas, the initial garage area 24'3" x 9'10" with further workshop area 25' x 15' making it ideal for those seeking a workshop or garage. The property has attractive gardens and grounds with aluminium greenhouse and lawned grassed areas.

THE LAND



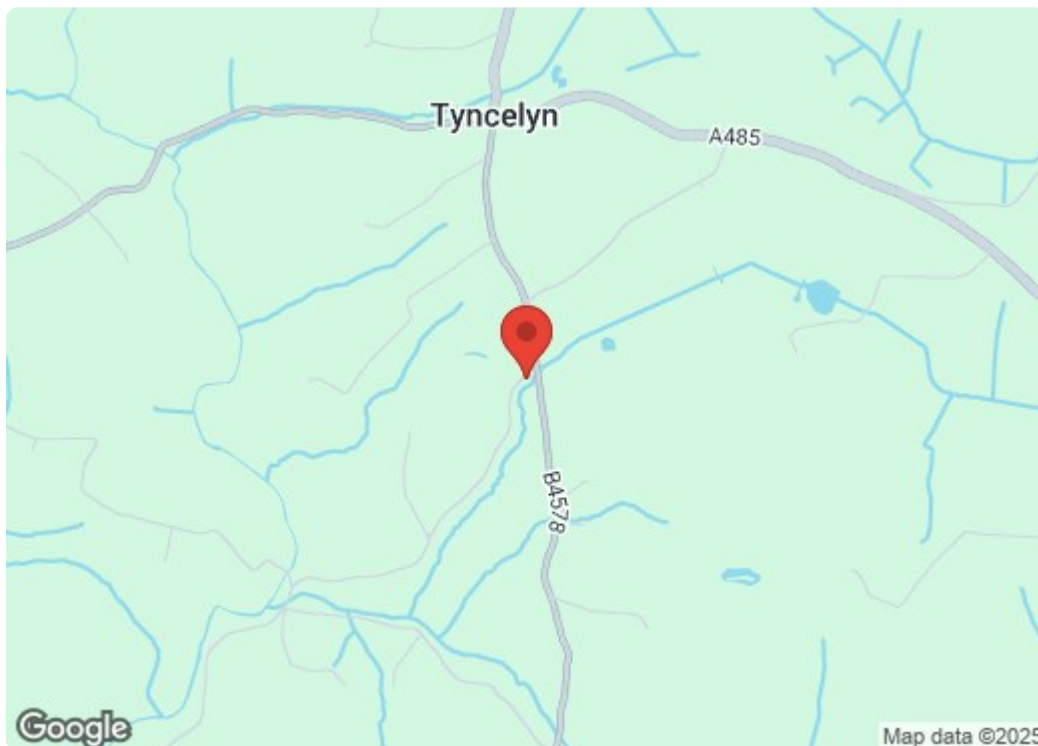
To the rear of the property is a paddock in one enclosure being level to gently sloping having independent roadside access, the whole in a lovely position enjoying far reaching views.

SERVICES

We are informed the property is connected to mains electricity with solar pv panel array and we are informed with a feeding tariff. Mains water, private drainage, pg gas fired central heating.

COUNCIL TAX BAND - E

Amount Payable: £2571 <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		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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