

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









Blaenpant, Llangeitho, Tregaron, Ceredigion, SY25 6TL

Asking Price £195,000

A delightful village cottage offering characterful and deceptively spacious 3 bedroom, 2 bathroom accommodation with the benefit of oil fired central heating and good sized enclosed garden, in a popular village location nestling in the mid reaches of the Aeron valley, convenient to Lampeter and Aberaeron.

### **LOCATION**



The property is located in the popular village of Llangeitho which has a good range of local amenities including primary school, public house, cafe/shop and places of worship, being convenient to the larger town of Tregaron offering 3-16 schooling together with doctors surgery, chemist, cafes, shops etc., and also convenient to the towns of Lampeter and Aberaeron.

#### **DESCRIPTION**



An attractive cottage offering characterful accommodation which is deceptively spacious with the benefit of oil fired central heating and affords more particularly the following accommodation -

### FRONT ENTRANCE DOOR to -

### KITCHEN/DINER

18' x 12' (5.49m x 3.66m)



With tiled floor, range of modern kitchen units at base and wall level incorporating sink unit, double oven with hob and extractor hood over, space for dishwasher, tiled splash backs, radiator.

### LIVING ROOM

14' x 10' (4.27m x 3.05m)



With beamed ceiling, cottage style fireplace having a wood burner inset on a slate hearth, tiled floor, radiator, stairs to first floor

### **UTILITY ROOM**

9' x 8' (2.74m x 2.44m)



Exposed stone walling, tiled floor, plumbing for automatic washing machine, this houses the oil fired central heating boiler with side entrance door also leading to garden, side window, radiator, storage cupboard.

## **BATHROOM**



With bath having shower unit over, wash hand basin, toilet, radiator, front window, tiled surrounds to bath.

## FIRST FLOOR - LANDING



Front window

# **MASTER BEDROOM 1**

18' x 10' (5.49m x 3.05m)



### **DRESSING ROOM off**



Housing a good range of fitted wardrobes, door to -

### **ENSUITE BATHROOM**





With tiled floor, bath, vanity unit with wash hand basin, toilet, separate shower cubicle, heated towel rail, side window.

BEDROOM 2

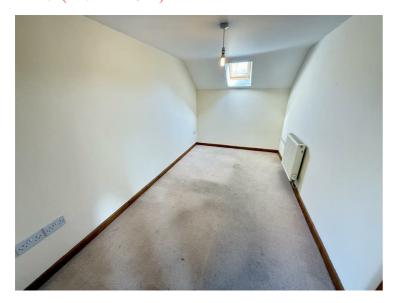
11' x 11' (3.35m x 3.35m)



With velux roof window

### **BEDROOM 3**

14' x 7' (4.27m x 2.13m')



Velux roof window.

### **EXTERNALLY**





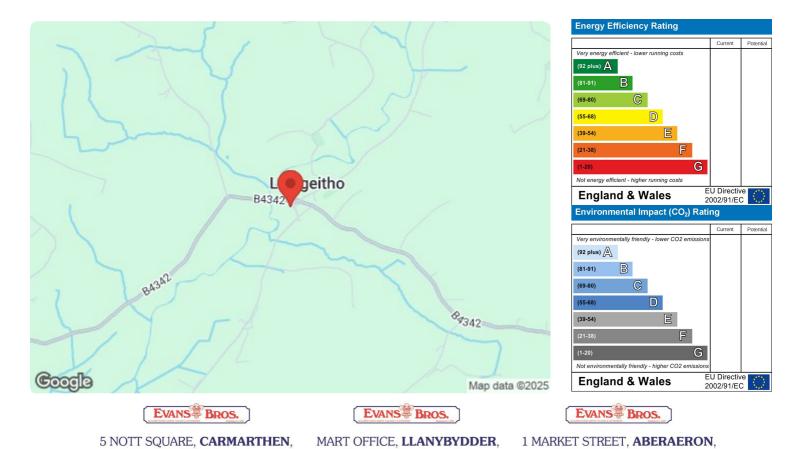
The property has a front forecourt with a part walled boundary having off road parking. To the rear of the property is a path leading to a garden area laid to grass with raised vegetable garden, useful external workshop 14'8" x 10' plus leanto 12' x 5'6".

### **SERVICES**

We understand the property is connected to mains water, mains electricity and mains drainage. Oil fired central heating.

## **COUNCIL TAX BAND - C**

Amount payable: £2041 http://www.mycounciltax.org.uk/



CEREDIGION, SA40 9UE

Tel: (01570) 480444

CEREDIGION, SA46 0AS

**Tel:** (01545) 570462

CARMARTHENSHIRE, SA31 1PG

Tel: (01267) 236611