

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**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/>





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



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