

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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New Hall Betws Bledrws, Bettws Bledrws, Lampeter, Ceredigion, SA48 8NX

Asking Price £315,000

This delightful detached bungalow offers a unique blend of rural tranquillity and modern convenience. With four generously sized bedrooms and two bathrooms this property is perfect for families or those seeking extra space, having previously been divided into a main residence and self contained 1 bed annexe. The bungalow features a well-appointed living room, providing a warm and inviting area with a wood burning stove, for relaxation and entertainment with a large dining room and spacious kitchen/breakfast room and utility room

Set within large, beautifully landscaped gardens, this property is a true haven for nature lovers. The outdoor space is perfect for enjoying the picturesque views that surround the home, additionally, the property boasts ample parking for up to five vehicles, making it ideal for families with multiple cars or for hosting visitors. The garage/ workshop adds further appeal, providing a practical space for hobbies or storage

Located just four miles from the vibrant town of Lampeter, residents can enjoy the benefits of rural living while still having easy access to local amenities, shops, and schools..

LOCATION



Attractively positioned in a semi rural surroundings in the hamlet of Bettws Bledrws approximately 4 miles from the market town of Lampeter, offering good range of everyday facilities and conveniently positioned being on a bus route and also within a 30 minutes drive of the Ceredigion Heritage coastline, renowned for it's sandy beaches and secluded coves.

DESCRIPTION



A deceptively spacious property currently one residence but historically having been used as a 3 bedroomed property with a self contained, spacious 1 bedroomed annex, that could be reverted to this use easily. The property has the benefit of oil fired central heating and UPVC double glazing and offers well maintained and presented accommodation. This property offers more particularly the following:

FRONT ENTRANCE DOOR to PORCH



Tiled floor

LIVING ROOM

14'1 x 12'3 (4.29m x 3.73m)



Having a feature brick fireplace with an aarrow multi fuel stove inset, front window

REAR KITCHEN

17'3 x 7'11 (5.26m x 2.41m)



Having a modern range of kitchen units at base and wall level incorporating a 1 & 1/2 bowl sink unit, fitted oven, hob and extractor hood over, tiled floor, rear entrance door to feature rear terrace.

INNER HALLWAY

BEDROOM 1

13'5 x 7'11 (4.09m x 2.41m)



Radiator, rear window

BEDROOM 2

11'1 x 6'9 (3.38m x 2.06m)



Front window, radiator

BATHROOM



Refurbished with panelled walls, having a bath ,wash hand basin, toilet and door to boiler cupboard housing the worcester oil fired combination boiler.

FORMER ANNEX

currently providing:

DINING/ LIVING ROOM

14'6 x 10 (4.42m x 3.05m)



Side window, radiator

INNER HALLWAY

MASTER BEDROOM

10'11 x 10'2 (3.33m x 3.10m)



Side window, radiator

EN-SUITE SHOWER ROOM



With a shower cubicle, wash hand basin, toilet, radiator

UTILITY ROOM (FORMER KITCHEN)

9'1 x 8'4 (2.77m x 2.54m)



Tiled floor and base units incorporating space and plumbing for automatic washing machine, French doors to rear terrace.

EXTERNALLY



The property has spacious parking with part tarmacadamed and part block paved driveway.

GARAGE

16'9 x 15'9 (4.88m'2.74m x 4.57m'2.74m)



With electric operated roller shutter door, fitted work bench, rear door, rear window.

EXTERNALLY



Features of this property its extensive gardens and grounds with beautifully landscaped and well maintained gardens having a variety of flower and shrub borders, feature ornamental pond, greenhouse, summerhouse. To the side of the property there is a former vegetable garden currently being re-established, the whole combining to provide an attractive country residence and deserving of a viewing at an early date.

DIRECTIONS



From Lampeter take to the A485 Tregaron road, upon entering the hamlet of Bettws Bledrws the property can be found on the right hand side just after the church.

SERVICES



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

COUNCIL TAX - E



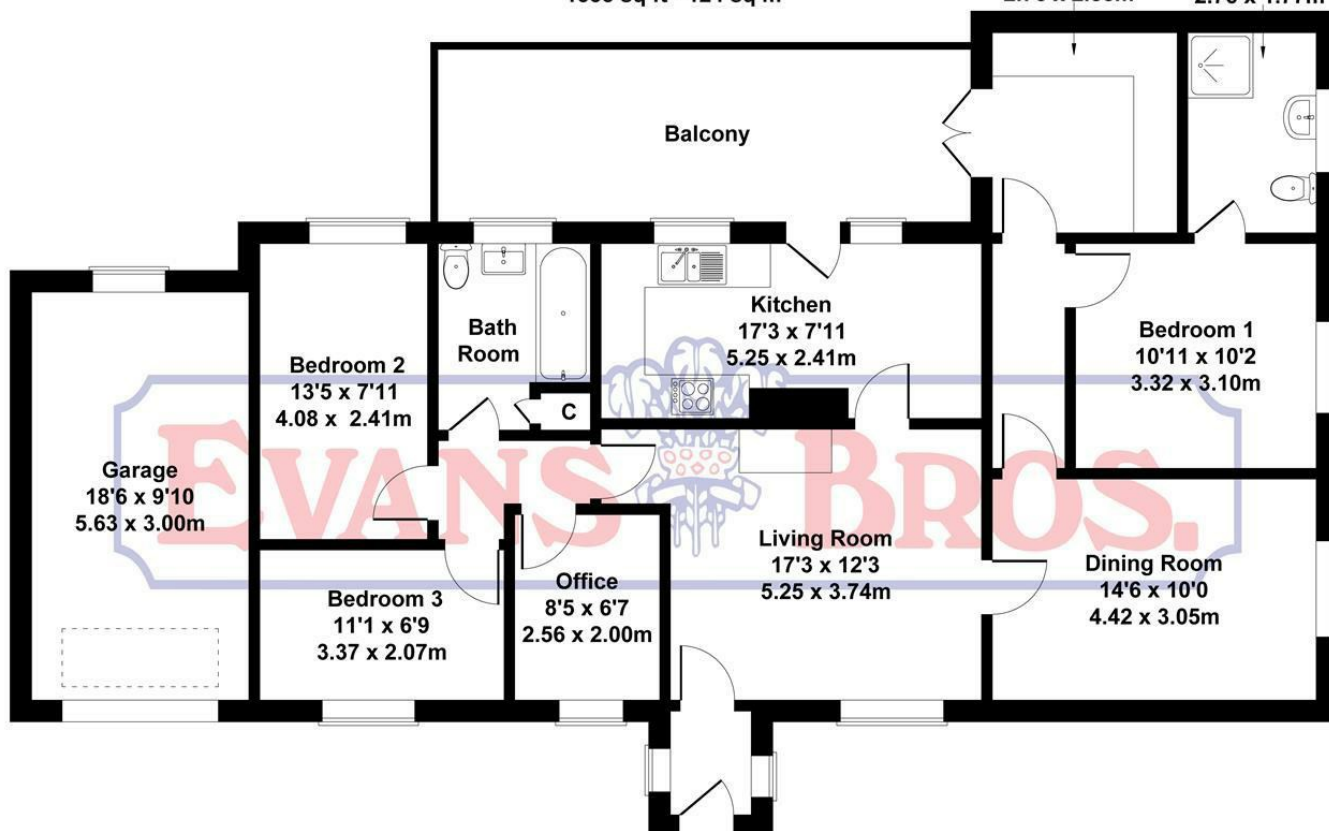
We understand that the amount payable per annum is £2,534.94

New Hall, Betws Bledrws

Approximate Gross Internal Area
1335 sq ft - 124 sq m

Utility Room
9'1 x 8'4
2.76 x 2.55m

En-suite
9'1 x 5'10
2.76 x 1.77m



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.

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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 <small>EU Directive 2002/91/EC</small>		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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