

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



Gwynfryn Lampeter Road, Tregaron, Ceredigion, SY25 6HG
Offers In Excess Of £235,000

A charming semi detached cottage in a lovely location on the outskirts of Tregaron, offering large 3/4 bedroomed accommodation together with a side driveway leading to garage and extensive gardens, grounds and woodland in all approximately 1/2 an acre or thereabouts.

Location



The property is delightfully located on the outskirts of the popular Teifi valley market town of Tregaron within a walking distance of a great range of local amenities including 5-16 schooling facility, doctors surgery, chemist, shops, cafes, pubs, etc. Nestling in the foothills of the Cambrian mountains and on the edge of the noted Cors Caron national nature reserve, renowned for it's outstanding beauty. The property is also convenient being some 8 miles north of the town of Lampeter and some 16 miles south of Aberystwyth which is the main administrative and shopping centre for Mid & West Wales.

Description



A deceptively spacious property with the benefit of Oil fired central heating. This property really does have to be viewed to appreciate the size and proportion of the accommodation with nice high ceilings.

The property offers more particularly the following:

Front UPVC door to

Entrance porch

Featuring the original entrance door with attractive stained glass inset leading to:

Hallway



With doors to bedrooms and reception rooms.

Sitting room/ Bedroom 4

13 x 13'1 (3.96m x 3.99m)



Front window, corner fireplace with oak surround and tiled inset, double panelled radiator

Living room

15 x 12'10 (4.57m x 3.91m)



An attractive room with a feature Victorian fireplace with oak surround and tiled inset having a recently installed wood burning stove inset.

Kitchen

18'1 x 8'3 (5.51m x 2.51m)



With an extensive range of fitted kitchen units incorporating a single drainage sink unit, fitted oven, solid fuel rayburn range, access to airing cupboard which houses the copper cylinder.

Conservatory

12'2 x 7'1 (3.71m x 2.16m)



An attractive room overlooking the rear garden with double aspect windows, side entrance door.

Bathroom



With paneled bath, wash hand basin, door to rear shower room

Shower room



With shower cubicle and toilet

off the main hallway
access to the bedrooms

Front bedroom 1

12'3 x 10'5 (3.73m x 3.18m)



Double aspect windows, radiator

Bedroom 2

15 x 9'2 (4.57m x 2.79m)

Corner fireplace, rear window, radiator

Bedroom 3

11'5 x 7'2 (3.48m x 2.18m)



Rear window, radiator

Externally



The main feature of this property is its delightful and extensive gardens and grounds with an attractive front garden with pedestrian gate, to the side of the property is a driveway providing ample parking leading to a detached garage. To the rear of the property there's an initial grassed garden area with some lovely apple trees, with a gate into a further extensive garden area being a carpet of bluebells in the spring with some lovely specimen trees including a feature copper beech and horse chestnut. There is an external workshop together with space for a greenhouse, this would make a great space for those with green fingers to develop a kitchen garden, polytunnel, vegetable growing areas etc. There is a further gate leading to the sloping wooded area to the rear providing an ample source of firewood for the property.

Detached Garage

17'2 x 8'2 (5.23m x 2.49m)



Services



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

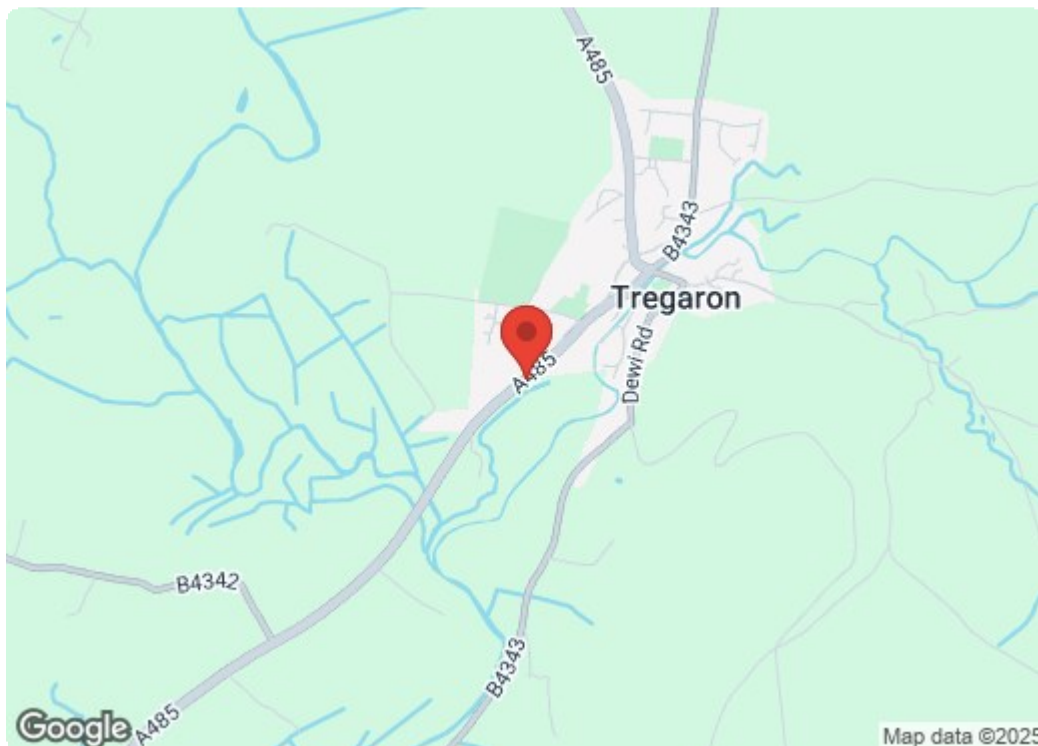
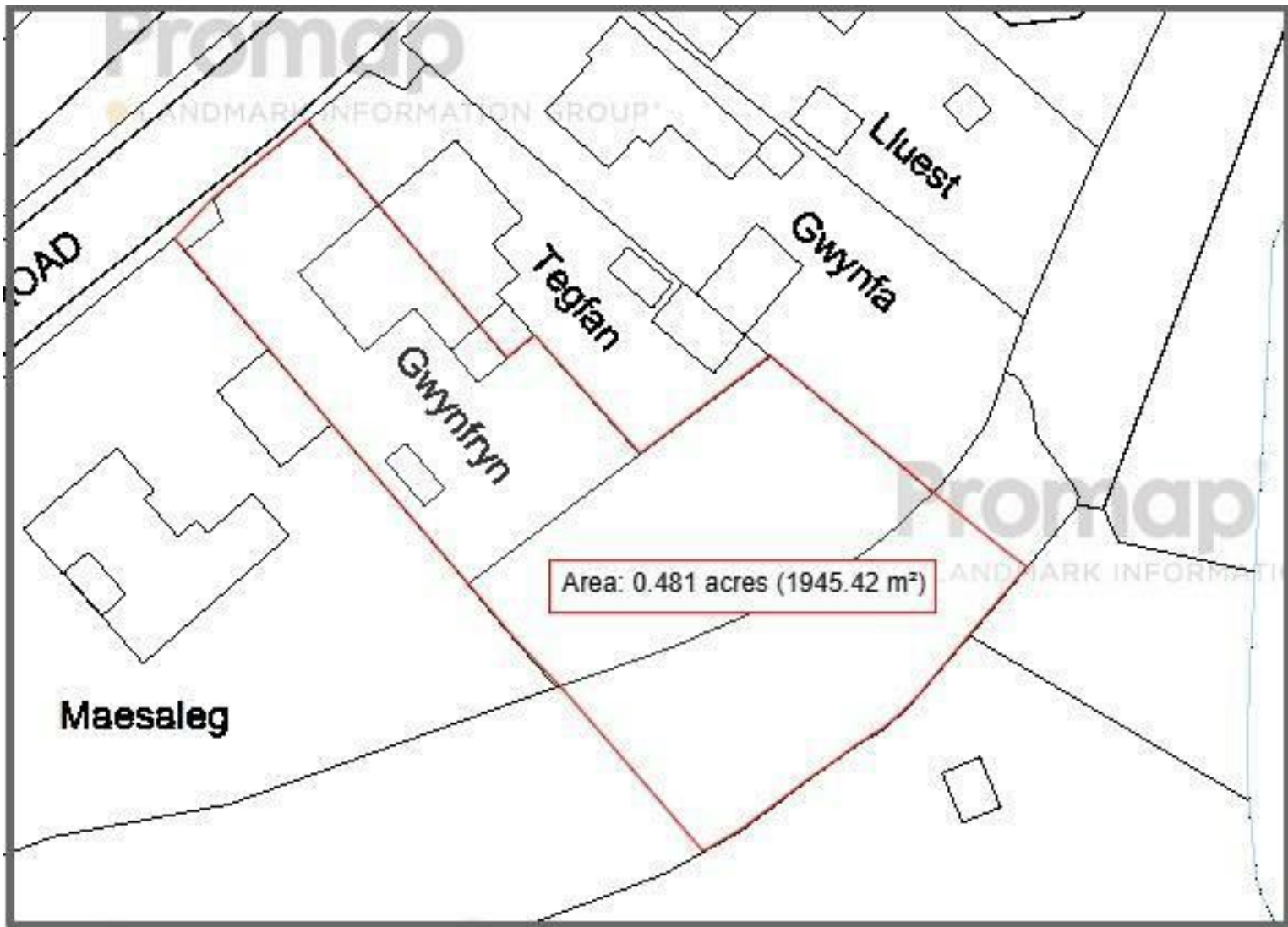
Council tax - C



We are informed that the amount payable per annum is £2041

Directions

The property is located on the approach into Aberaeron from Lampeter on the right hand side as identified by the agents for sale board



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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

EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,