

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



Caerau Cottage Penffordd, SA40 9XE

Asking Price £425,000

This delightful detached country cottage offers a perfect blend of character and modern comfort. The property boasts three spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. With three well-appointed bedrooms and two bathrooms, this home provides ample space for a growing family or those seeking a peaceful retreat.

Set within a generous plot of 0.7 acres, the mature gardens are a true highlight, featuring a tree-lined boundary that ensures privacy and tranquillity. The lush greenery creates a serene environment, perfect for outdoor relaxation or gardening enthusiasts. Additionally, the property includes a garage and workshop, providing practical storage solutions and space for hobbies.

The cottage is equipped with air source heating and double glazing, ensuring warmth and energy efficiency throughout the seasons. This combination of traditional charm and modern amenities makes it an ideal choice for those looking to embrace country living without sacrificing comfort.

Location



The property is delightfully located in rural surroundings with no near neighbours, yet not being remote, close to the popular Teifi valley village of Llanybydder and also convenient to Lampeter, Llandysul and within 30 mins drive to the Ceredigion Heritage coastline.

Description



An appealing characterful cottage offering comfortable accommodation with the benefit of UPVC double glazing and air source heating with improved insulation to external walls to add to the comfort of this home.

The property stands in mature gardens and grounds with tree lined boundaries for privacy, in all approximately 0.7 acre and provides more particularly the following:

Front entrance door to

Porch

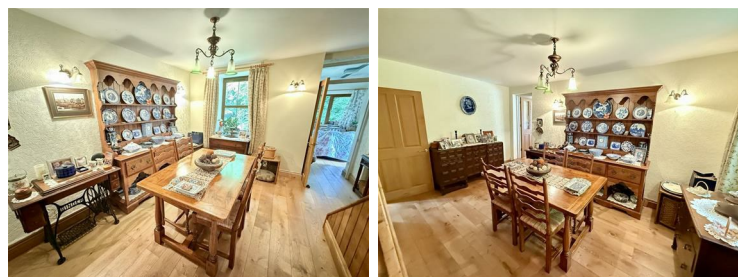
8'4 x 7'10 (2.54m x 2.39m)



Radiator, oak flooring

Dining room

15'7 x 12'4 (4.75m x 3.76m)



Attractive oak flooring stairs to first floor

Snug/office

9'10 x 8'0 (3.00m x 2.44m)



Front window, radiator, beamed ceiling, oak flooring

Living room

16'10 x 12'10 (5.13m x 3.91m)



An attractive room with feature picture window to side incorporating patio doors, double aspect windows, feature tongue & groove ceiling and fireplace with LPG coal effect stove inset, two radiators.

Rear hallway

With access to understairs storage cupboard

Shower room

8'0 x 5'2 (2.44m x 1.57m)



Being fully tiled with corner shower cubicle, wash hand basin, toilet, radiator

Kitchen

15'7 x 12'10 (4.75m x 3.91m)



An attractive room with beamed ceiling and with a range of good quality kitchen units at base and wall level incorporating double drainage sink unit, electric cooker point, fridge space, fitted bench, Stanley range (not currently operational) rear UPVC entrance door.

Utility room

15'9 x 5'9 (4.80m x 1.75m)

With quarry tiled floor, plumbing space for automatic washing machine and tumble dryer point, rear entrance door.

First floor

Galleried landing

Bedroom 1

14'0 x 8'8 + recess 6'8 x 3'3 (4.27m x 2.64m + recess 2.03m x 0.99m)



With built in wardrobes, radiator

Bedroom 2

15'0 x 8'1 (4.57m x 2.46m)



Built in wardrobes, radiator, double aspect window.

Bathroom

7'10 x 6'7 (2.39m x 2.01m)



With part tiled and part tongue & grove panelled walls, bath, wash hand basin, toilet, radiator.

Bedroom 3

11'1 x 8'10 (3.38m x 2.69m)



Side window, built in wardrobe

Externally



The feature of this property is it's extensive gardens and grounds being mature in nature with off road parking leading to detached garage having inspection pit for those mechanically minded, further detached workshop with potential for studio/ home office, raised terrace with timber summerhouse, former poultry shed.

The grounds surround the property extending to 0.7 of an acre, being ideal for those green fingered purchasers looking to establish the essential country garden.

Services



We are informed the property is connected to mains water, mains electricity, private drainage, air source heating.

Council tax - D

We are informed the amount payable per annum is £2,296

Directions

What3words love.reference.validated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



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



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.,