

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



## Bronteifi Cwmann, Lampeter, Carmarthenshire, SA48 8DT

**Asking Price £259,950**

A delightful & well appointed 2 bedroomed detached bungalow on the periphery of the university town of Lampeter with the benefit of a newly fitted modern kitchen, a lovely open plan living room with plenty of natural light & an envious countryside view over open grazing fields to the rear. The property benefits from a garage, mains gas central heating & uPVC double glazing. Available chain free & ready for immediate occupation.



Hallway



Utility Room



Living Room



Bedroom



Kitchen



Bedroom





## Bathroom



## Externally



## Services

We understand that the property is connected to mains water, electricity & drainage, mains gas central heating.

## Council Tax Band 'D'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(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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CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



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CEREDIGION, SA46 0AS  
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