39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Bronallt Cwmann, Lampeter, Carms, SA48 8DU

Offers Around £160,000

A deceptively spacious detached bungalow in a convenient location on the outskirts of the popular village of Cwmann close to Lampeter. This spacious property with high ceilings is in need of some cosmetic refurbishment internally, but provides good sized accommodation with oil fired central heating and double glazing with reasonable sized gardens and good sized detached garage/workshop.

#### **LOCATION**

The property is located on the edge of the popular village of Cwmann adjoining the A485 Lampeter to Llanybydder roadway, having a regular bus route and with Cwmann having a recently opened area primary school and also being close to the university and market town of Lampeter with a good range of shopping, administrative and educational facilities including the Trinity St. Davids University campus. The property borders open fields to one side and also backs on to Woodland Trust owned woodland where public access is available via foot path just up the road, being ideal for those lovely woodland walks.

### DESCRIPTION



A traditionally built property with rendered elevations contained under a tiled roof, the property is deserving of some sympathetic cosmetic refurbishment internally but has good sized rooms with a particular feature of which being high ceilings. The property affords more particularly the following -

### **GENERAL**



### **RECEPTION HALL**



radiator, storage cupboard

### **LIVING ROOM**

16'3" x 11'6" (4.95m x 3.51m)





with modern tiled fireplace, radiator

### **BEDROOM 1**

11'9" x 12'5" (3.58m x 3.78m)



radiator

FRONT ENTRANCE DOOR to

### **BEDROOM 2**

11'5" x 10'2" (3.48m x 3.10m)



radiator

### **BATHROOM**



with 3-piece suite comprising of panelled bath having shower over, pedestal wash hand basin, toilet, radiator, extractor fan

### **REAR DINING ROOM**

16'2" x 12' (4.93m x 3.66m)



radiator, tiled floor

# **REAR ENTRANCE DOOR**

#### **KITCHEN**

11'7" x 12'2" (3.53m x 3.71m)



tiled floor with a range of base units incorporating single drainer sink unit, oil fired central heating boiler, access to airing cupboard with copper cylinder.

# **VIEWS**



### **EXTERNALLY**



The property has a side driveway with front raised garden area, useful detached garage/workshop with up and over door and side courtesy door and steps to rear raised garden area. The whole having a pleasant position with attractive views.

# **SERVICES**

We are informed the property benefits from connection to mains water, mains electricity and mains drainage. Oil fired central heating.

# **DIRECTIONS**

From Lampeter, take the A482 to Cwmann, turn right on to the A485 by Motor World and Cwmann Tavern, continue along this road and the property is the last on the left hand side as identified by the agents for sale board.

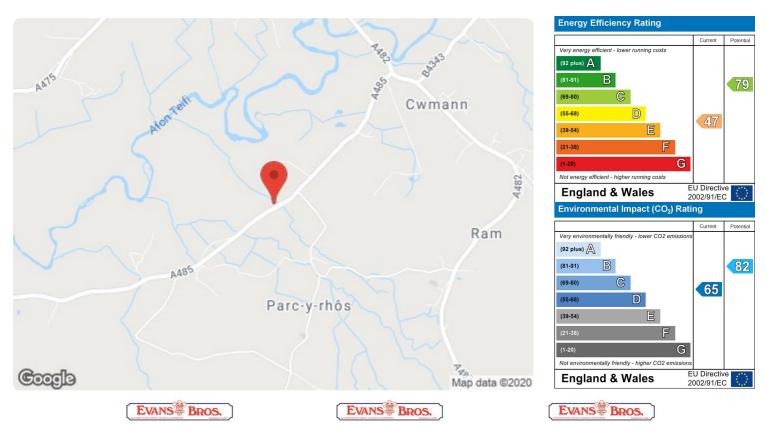
# **GARDEN**



### **Ground Floor**



For illustration purposes only, floor-plan not to scale and mesurements are approximate Plan produced using PlanUp.



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