

# EVANS BROS.

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**Bronallt Cwmann, Lampeter, Carm, 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



## FRONT ENTRANCE DOOR to

## 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

## 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 measurements are approximate  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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