

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



## Gwel y Bryn Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YH

**Asking Price £260,000**

Nestled in the charming village of Cwrtnewydd close to Llanybydder and Lampeter enjoying attractive views this delightful detached bungalow is a true gem waiting to be discovered. Boasting a spacious reception room, three cosy bedrooms, and a well-appointed bathroom, this property offers comfortable living spaces perfect for families or those seeking a peaceful retreat.

One of the standout features of this lovely bungalow is the absence of an upward chain, providing a hassle-free buying experience for the new owners. With oil central heating and double glazing, you can rest assured that this home offers warmth and energy efficiency all year round.

For those in need of extra space or a creative outlet, the property comes with a fantastic man shed/workshop/studio, offering endless possibilities for hobbies or DIY projects. The easy-to-maintain gardens are a green thumb's dream, complete with a large greenhouse, a charming summer house, and a tranquil fishpond, creating a serene outdoor oasis for relaxation and enjoyment.

Don't miss the opportunity to make this well-presented detached bungalow your own. With its desirable features and idyllic location, this property is truly a rare find in the heart of the Welsh countryside.

## Location



Attractively situated on the popular rural community of Cwrtnwydd, with views over the village to the front and farmland to the rear, close to Llanybydder with shops, doctors surgery and pharmacy, and also convenient to the larger town of Lampeter, having a wide selection of shops, schools the Trinity St David's university and also within 3minutes of the coast at New Quay.

## Description



An attractive and well presented detached bungalow with oil fired heating, Upvc double glazing and ready for immediate occupation.

The property is complimented by attractive yet easy to maintain with a great workshop/studio/man cave to the rear having a large greenhouse and summerhouse for those alfresco evenings to sit and enjoy the view over open fields.

## Hall

## Living Room

16'1 x 13'5 (4.90m x 4.09m)



with a polished dark wood distinctive laminated floor covering, an attractive stone fireplace with wood burner being the heart of this lovely home, and large patio doors to front to allow for light and with attractive views.

## Kitchen/Dining Room

16'1 x 11'9 (4.90m x 3.58m)



A large room ideal for entertaining with an extensive range of kitchen units

### Utility room

8'1 x 5'8 (2.46m x 1.73m)



a good work space with rear door and space for washing machine

### Inner Hallway

leading to the bedrooms and with double doors to cupboard

### Bedroom 2

10'9 x 10 (3.28m x 3.05m)



### Bedroom 1

10'4 x 10' max (3.15m x 3.05m max)



with fitted wardrobes

### Bedroom 3

8'1 x 7'4 (2.46m x 2.24m)



### Bathroom



attractively tiled with a walk in easy access shower, wash basin, toilet.

### Externally



Front forecourt with a fishpond and side driveway leading to

the lovely rear gardens that have a pleasant aspect overlooking a field with wooded valley beyond.

### Detached Workshop/Studio

26 x 10'6 (7.92m x 3.20m)



This a great space and would make an ideal man cave with a front covered veranda/patio area rear garden/tool store

### Summerhouse



### Greenhouse



### Views



### Services

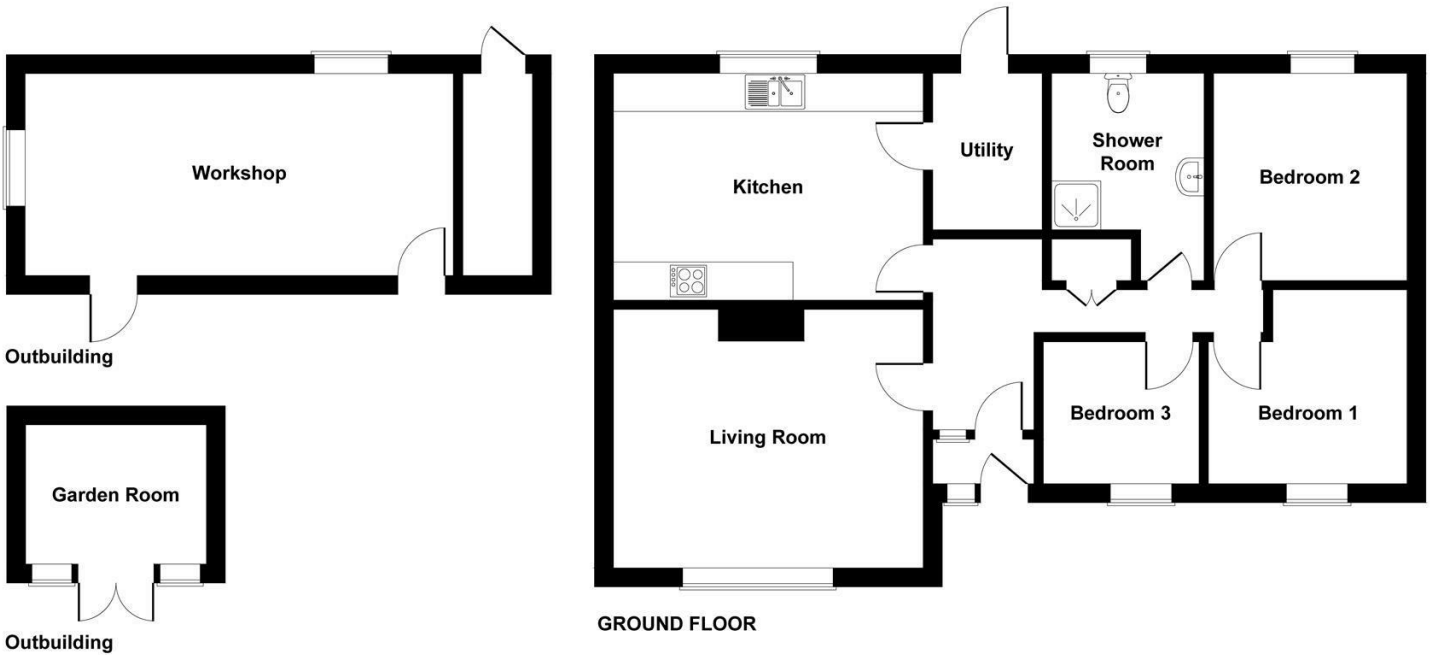


Mains electricity drainage and water

### Council Tax

Band E

# Gwel Y Bryn Cwrtnewydd



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		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.,