



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Abercrymlyn Crugybar, Llanwrda, Carmarthenshire, SA19 8SH

Asking Price £295,000

A substantial 4 bedroomed characterful country house with 0.8 acre of mature gardens and grounds, the property is located in rural surroundings shared with another property and backing on to open fields having a pretty stream side location.

DESCRIPTION



An original stone slate farmhouse offering characterful accommodation with feature oak floors and impressive inglenook fireplace, The property would benefit from refurbishment and has the potential to provide a beautiful property.

It has the benefit of oil fired central heating and double glazing and affords more particularly of the following:

FRONT ENTRANCE DOOR to



RECEPTION HALL

8'11 x 8'10 (2.72m x 2.69m)



Radiator, oak flooring

UTILITY ROOM

8'11 x 6'6 (2.72m x 1.98m)



Base units with space for automatic washing machine, rear entrance door to porch

LIVING ROOM

24'1 x 17'5 (overall) (7.34m x 5.31m (overall))



Having oak floor, impressive inglenook fireplace, with a wood burner inset, beam ceiling

DINING AREA



FRONT LANDING



KITCHEN AREA

15'10 x 6'5 (4.83m x 1.96m)



Range of fitted oak kitchen units at base and wall level with granite work surfaces incorporating Belfast sink unit, Oil fired rayburn range, LPG gas hob, rear windows, rear entrance door

FIRST FLOOR

MASTER BEDROOM

15'8 x 12'4 (4.78m x 3.76m)



With front window, rear Velux window, radiator, exposed A frames, Oak flooring.

EN-SUITE SHOWER ROOM



en-suite shower room, fully tiled with circular raised bowl sink unit, toilet, spa shower, radiator

BEDROOM 2

15'9 x 9 (4.80m x 2.74m)



Front window and radiator and access to airing cupboard and hot water cylinder,

REAR BEDROOM

14'5 x 6'5 (4.39m x 1.96m)



Radiator, large rear window and side window

REAR LANDING



Velux roof window

BATHROOM

11'7 x 6'5 (3.53m x 1.96m)



Tiled floor, radiator, bath with shower unit over, wash hand basin, toilet, Velux roof window, side window.

EXTERNALLY



The property has a gated entrance with initial shared driveway leading to private parking area.

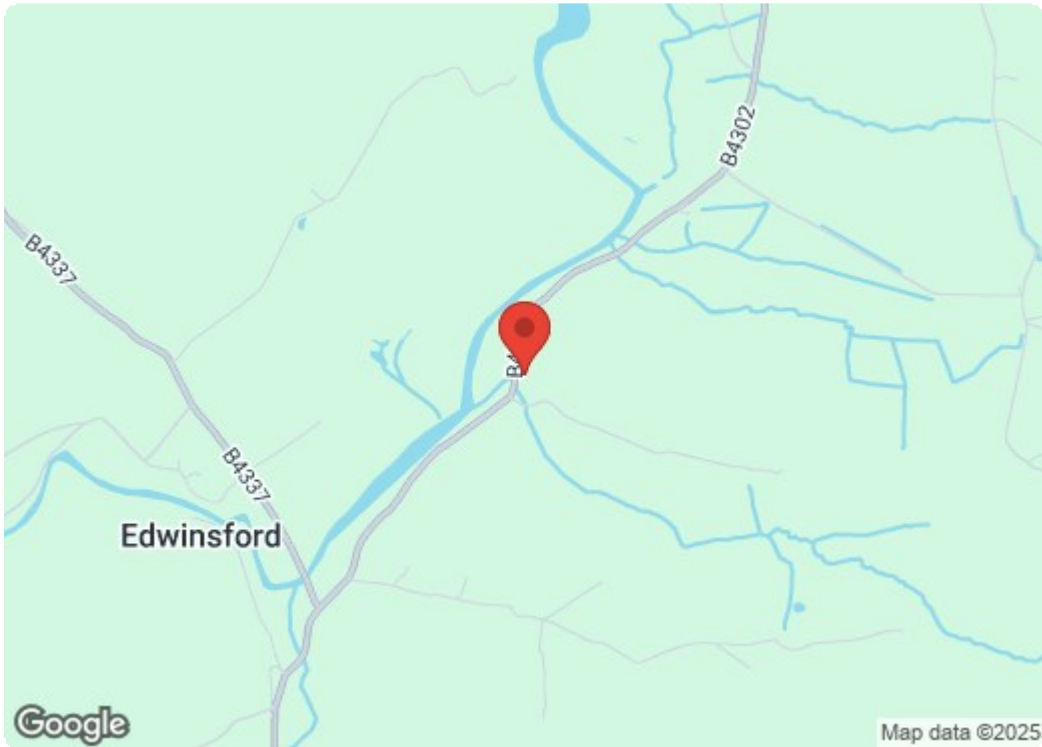
The property is enclosed within mature gardens and grounds having a polytunnel, that has potential through re-establishment to create a lovely rural property backing on to open fields.

POLY TUNNEL



COUNCIL TAX BAND - F

We are informed that the amount payable per annum is £2958



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		
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		
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EU Directive 2002/91/EC		



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