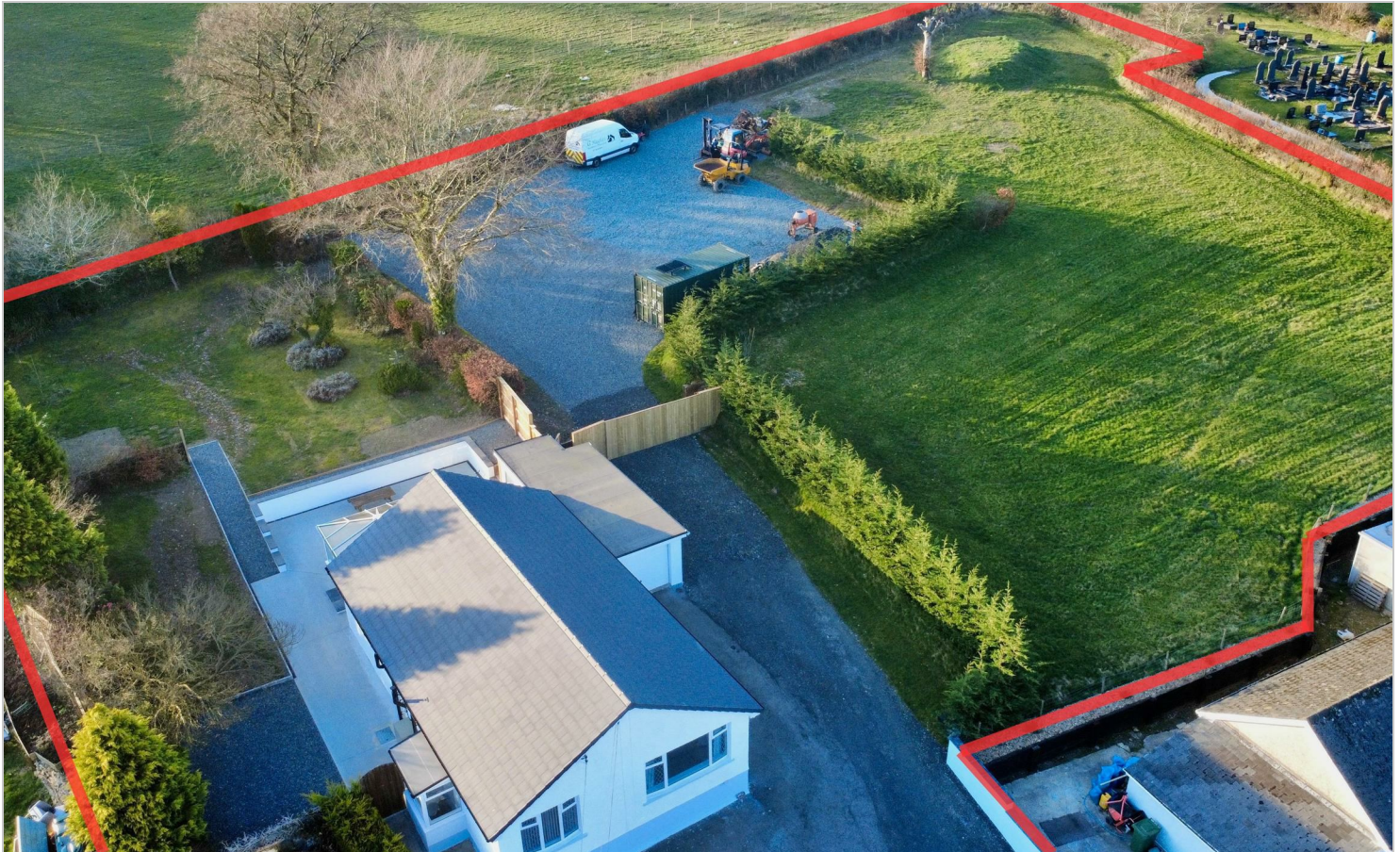


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Dorlan, Alltyblacca, Llanybydder, Ceredigion, SA40 9ST

Asking Price £399,950

A delightful detached bungalow set within 1.25 acres.

This refurbished bungalow features 3 well-proportioned bedrooms, making it an ideal home for families or those seeking to downsize. The spacious living area is complemented by a large kitchen dining room providing ample space for relaxation and entertaining. A lovely conservatory invites natural light and offers a perfect spot to enjoy the surrounding scenery throughout the seasons.

Outside, the extensive grounds include a large patio area, perfect for alfresco dining or simply enjoying the fresh country air. The mature gardens add to the charm of the property, while the paddock presents an exciting opportunity for those interested in small livestock or equestrian pursuits, making it a versatile space for various interests.

For those with practical needs, the property features an attached garage and workshop, along with an extensive gravelled area that is ideal for parking or potential business use.

This bungalow is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, space, and natural beauty. Whether you are looking to settle down in a peaceful countryside setting or seeking a property with potential for various uses, this charming bungalow in Alltyblacca is sure to impress.

LOCATION



The property is attractively located in semi rural surroundings in the mid reaches of the Teifi valley with picturesque views towards Pencarreg mountain, yet being in a convenient location only 1 mile from the popular Teifi valley and market town of Llanybydder with a good range of local amenities, some 5 miles from the market town of Lampeter providing an excellent range of everyday amenities.

DESCRIPTION



The property comprises a recently refurbished bungalow residence offering well appointed accommodation with modern kitchen and bathroom fittings and the benefit of a recently installed external oil fired boiler having also been re-wired and re-roofed in recent times. The accommodation has a modern feel with attractive internal oak doors and tastefully fitted kitchen and bathroom together with a lovely rear conservatory overlooking a recently completed attractive patio area for those al fresco evenings.

The property provides an ideal opportunity for those looking for a property with minimum maintenance yet having a extensive curtilage with attractive gardens, useful gravelled courtyard area, being ideal for parking or business use and with paddock, in all approximately 1.25 acres.

The property provides more particularly the following -

RECEPTION VESTIBULE



tiled floor, door to -

HALLWAY



With oak effect flooring, radiator, spot lighting

LIVING ROOM

14' x 13'3" (4.27m x 4.04m)



A light airy room with double aspect windows, feature fire surround as a focal point within the room, radiator. The front picture window has lovely views over the Teifi valley and towards Pencarreg mountain

KITCHEN DINING ROOM

19'3" x 11' overall (5.87m x 3.35m overall)



A great open plan space ideal for entertaining

KITCHEN AREA



Having a slate effect tile floor with modern kitchen units at base and wall level incorporating sink unit, electric double oven, ceramic hob with extractor hood over, Breakfast bar, integrated dishwasher and fridge

DINING AREA



with oak effect flooring, front picture window,

REAR PORCH

5'2" x 3'10" (1.57m x 1.17m)

Tiled floor, external door

UTILITY ROOM

8'6" x 5' (2.59m x 1.52m)



Having base and wall units incorporating space and plumbing for washing machine and tumble dryer

INNER HALL



With double doors leading to spacious storage cupboard

BEDROOM 1

10'1" x 9'1" (3.07m x 2.77m)



With a range of built-in wardrobes, front window

BEDROOM 2

11' x 10'1" (3.35m x 3.07m)



Built-in wardrobes, rear window

BEDROOM 3

11' x 7'6" (3.35m x 2.29m)



With built-in wardrobes, window, radiator,

ENSUITE CLOAK ROOM

4'6" (1.37m)



With wash hand basin and toilet, heated towel rail, tiled walls and floor

BATHROOM

8'6" x 10'10" x 6'10" x 4' min (2.59m x 3.30m x 2.08m x 1.22m min)



Having built-in bathroom suite with integrated wash hand basin, concealed cistern w.c., double shower enclosure, tiled walls and floor, heated towel rail

REAR CONSERVATORY

10'4" x 9'10" (3.15m x 3.00m)



Having tiled floor, brick plinth, radiator, side entrance door.

EXTERNALLY



The property is set in extremely attractive gardens and grounds and paddock area, in all approximately 1.25 acres, being ideal for those looking for a property with land, but yet on a manageable basis. The property is approached via a tarmacadamed driveway leading to -

ATTACHED GARAGE

15' x 10' (4.57m x 3.05m)



With electrically operated front up and over door, door to rear workshop area 11'4" x 6'4", door to side and rear patio.

GARDENS



The property has attractive gardens having recently been redesigned having a pleasant front lawned area, private rear garden area having attractive paved patio. Gravelled path leading up to further garden area, enclosed within a tree boundary with a range of mature ornamental shrubs and trees. A timber gate leads from the driveway in to -

EXTENSIVE AND SECURE GRAVELLED PARKING AREA



Being an ideal for those seeking space for vehicles or potential business use with ample room for construction of an outbuilding if required (subject to any consents needed).

Paddock Area



the property has the benefit of a lovely gently sloping paddock being south facing and would be ideal for those seeking to keep small livestock, construction of polytunnels or pony paddock.

GROUNDS



SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating with external boiler. and fibre broadband.

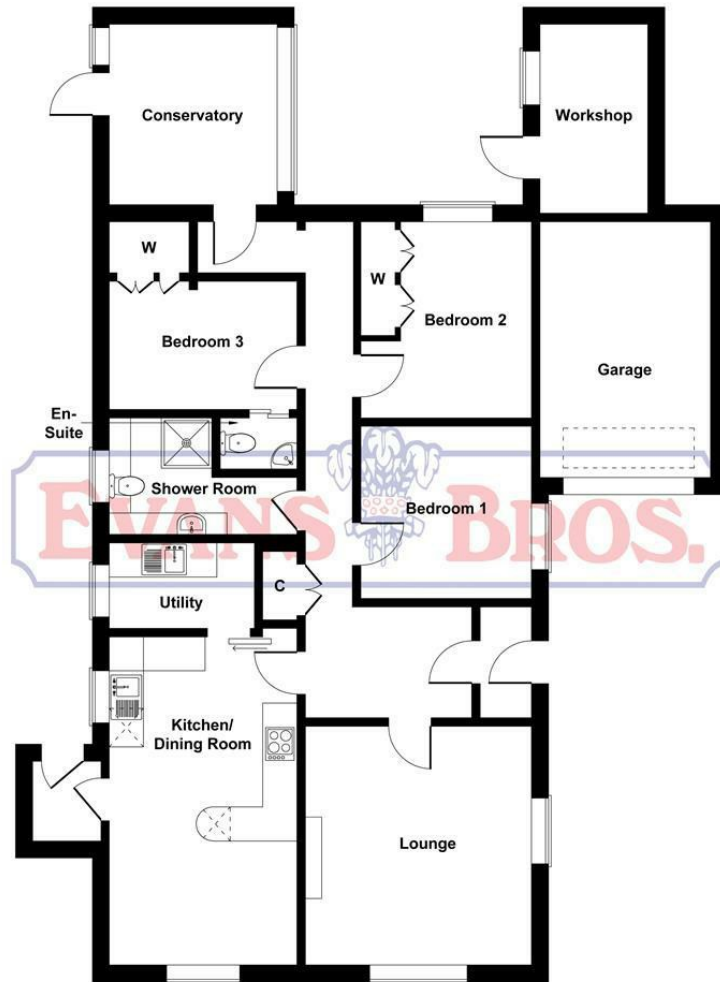
COUNCIL TAX BAND - E

Amount Payable: £2,806 <http://www.mycounciltax.org.uk/>

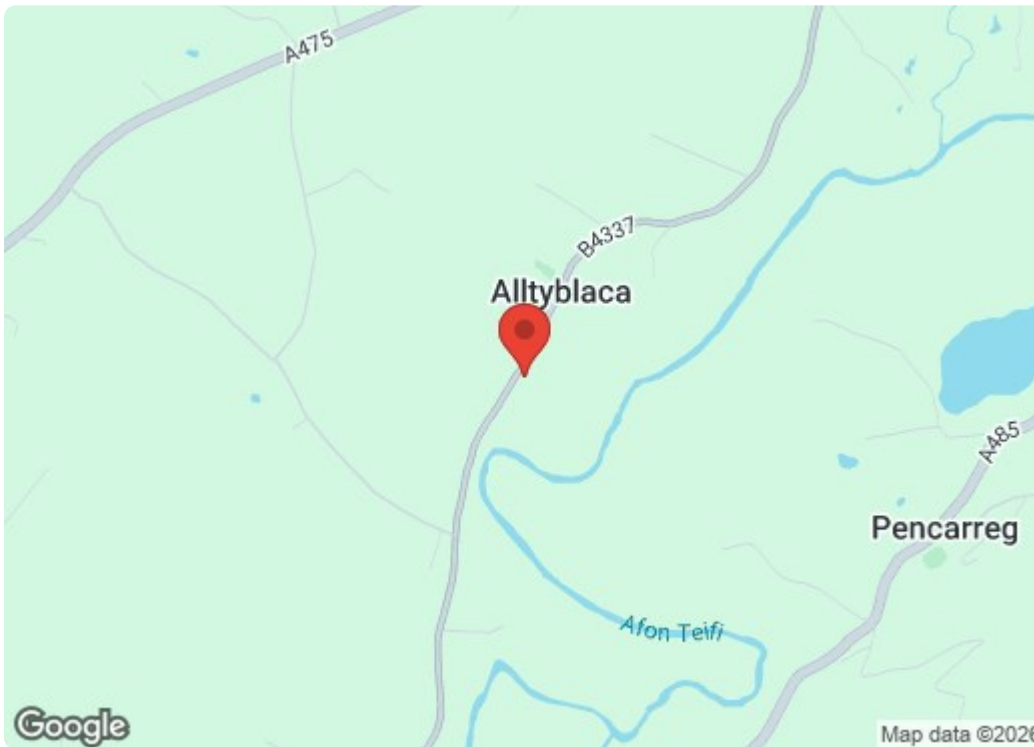
DIRECTIONS

The property is best approached from Lampeter by taking the A475 towards Newcastle Emlyn, on the roundabout in Llanwnnen, turn left on to the B4337 towards Llanybydder. Continue in to the hamlet of Alltyblacca and the property can be found on the right hand side as identified by the agents for sale board.

Dorlan Alltyblaca LLanybydder SA40 9ST



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		
	56	79
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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