

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



4 Cwrt Maesmynach, Cribyn, Lampeter, Ceredigion, SA48 7AD

Asking Price £249,950

A very well presented & highly desirable up to 5 bedrooomed property in a convenient village location, close to Lampeter & the renowned West Wales coastline with a large corner plot having large patio & lawned grounds to the rear ideal for family entertainment. This spacious property benefits from an adjoining extension which is suitable as a self contained unit, with potential for multi-generational living or airbnb let. With workshop buildings to the rear & ample off-road parking. A substantial & turnkey property.

Location

The property is located in an attractive cul de sac of similar residential properties occupying a corner plot in this popular village. The nearby town of Lampeter offers most everyday amenities including primary and secondary schooling, supermarkets, shops, doctor surgery, dentists etc. The property is also convenient to a new local thriving gym in 'Cattle Strength' in Felinbach, is convenient to the harbour town of Aberaeron and the West Wales coastline and within approximately half an hours drive of the university and market town of Aberystwyth to the north.

Description



An impressive, extended 5 bedroomed, 3 bathroomed home with a sizeable rear garden & adjoining 1 bedroomed space. With ample parking via tarmac drive to the front, workshop, raised beds & sizeable patio / lawned area to the rear & full fibre broadband available this property is sure to impress & would suit a variety of buyers. The property benefits from electrical heating, uPVC double glazing & affords more particularly the following -

Front Entrance Door to -

Entrance Hallway

with stairs to first floor & doors to -

WC



with pedestal wash hand basin & tiled flooring

Living Room

15'7" x 10'5" (4.75m x 3.18m)



Being light and airy with modern recessed shelving & recess for mounted T.V., modern flame effect electric fireplace with remote control, quality solid oak flooring & oak door, open plan to -

Kitchen / Diner

18' x 10' (5.49m x 3.05m)



A great social space with a good range of base & wall units, electric oven & 8 ring gas hob with extractor fan over, 1 1/2 drainer sink, oak flooring & double doors to -

Sun Room

9'8" x 8'9" (2.95m x 2.67m)



A well built extension to the rear, ideal for enjoying the afternoon / evening sun with remote controlled 'Velux' windows, tiled flooring & views across the rear garden, patio doors to grounds at rear.

FIRST FLOOR

Landing



with access to loft

Principle Bedroom

14'2" x 12'3" (4.32m x 3.73m)



A sizeable room with en-suite, access to loft & wardrobe cupboard

En-suite



with WC, shower quadrant, pedestal wash hand basin & extractor fan

Bedroom 2

12'5". 11'2" (3.78m. 3.40m)



with views over the rear garden

Bedroom 3

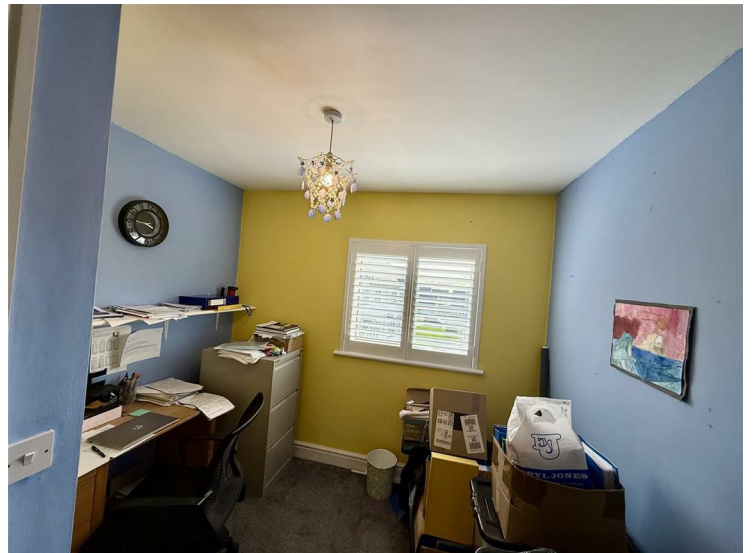
13'2" x 8'3" (4.01m x 2.51m)



to the front of the property enjoying plenty of daylight

Bedroom 4 / Study

9'9" x 9'1" (2.97m x 2.77m)



Ideal home office / study or indeed a bedroom, with airing cupboard housing immersion heater & shelving

Bathroom

7'10" x 6'2" (2.39m x 1.88m)



with electric shower, bath, wash hand basin with vanity unit, rear frosted glass uPVC window

Shower Room



with shower, WC, pedestal wash hand basin & toiletries cabinet

Utility Room

with single drainer sink, space for fridge / freezer & plumbing for automatic washing machine

Externally



Annexe



Being ideal for multi-generational use or for additional income Airbnb let use being self contained with bathroom, basic cooking facilities & electrical heating.

The large corner plot of this property is a real highlight with a much larger than average rear garden for this type of property that is a well enclosed space laid to patio / lawn with some gravel pathway surround, being ideal for family entertainment, summer BBQ's & so on. Tarmacadam driveway to the front of the property with off-road parking space for up to 4 vehicles.

Raised Beds



Services

We are informed that the property is connected to mains water, electricity & drainage, electrical heating, uPVC double glazing. Full fibre broadband available (subject to any connection charges)

Council Tax Band 'D'

Directions

What3Words: botanists.erupts.slicing

Workshop

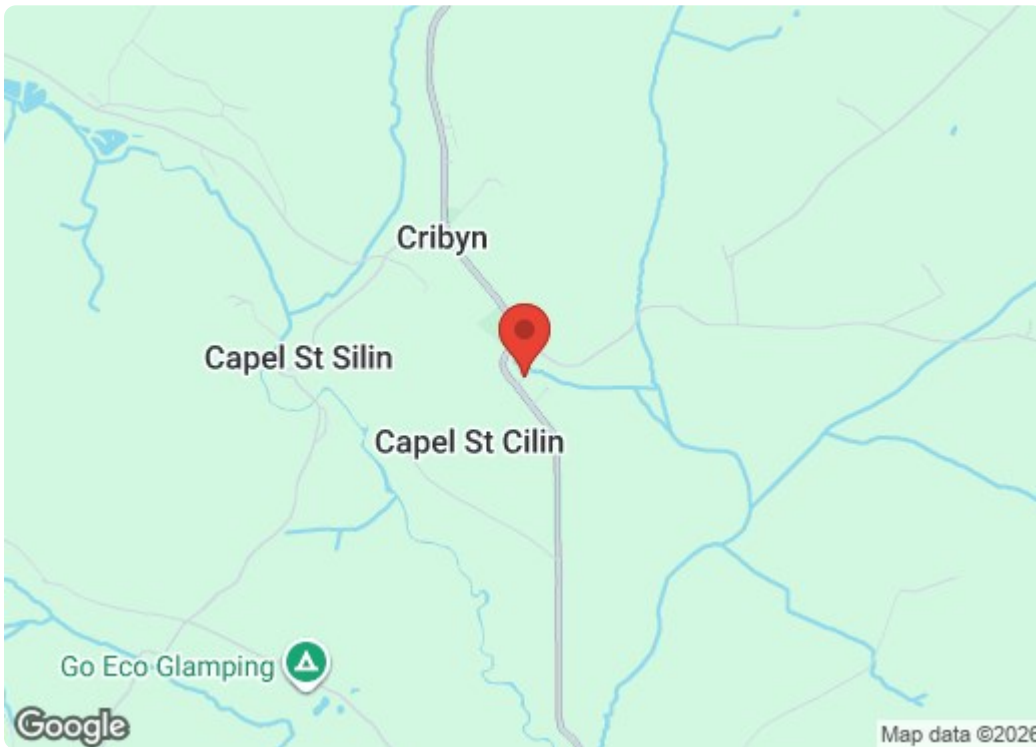


with electricity connected

Timber Shed



with electricity connected



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462