

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



Brynteg Silian, Silian, Lampeter, Ceredigion, SA48 8AU

Asking Price £300,000

Nestled in the charming village of Silian, near Lampeter, this delightful house presents a wonderful opportunity for those seeking a project to create their dream home. With two spacious reception rooms, this property offers ample space together with the well-proportioned bedrooms provide flexibility for family living or guest accommodation, making it an ideal choice for a growing household.

The property, is in need of sympathetic refurbishment and modernisation which presents a unique chance for buyers to put their personal stamp on the home, transforming it into a contemporary haven while retaining its character.

Set in a picturesque location, the property benefits from the tranquillity of village life, yet remains conveniently close to the amenities of Lampeter. This combination of space, potential, and location makes it a compelling prospect for those looking to invest in a property with character and charm.

LOCATION



Attractively located in the popular rural village of Silian on the outskirts of Lampeter, having attractive an setting overlooking open countryside and close to Lampeter offering a good range of everyday amenities and within easy travelling distance of the popular Ceredigion heritage coastline renowned for its sandy beaches and secluded coves.

DESCRIPTION



A substantial period dwelling deserving of sympathetic refurbishment and modernisation but with the benefit of oil fired central heating and an ideal opportunity to create a lovely home having the benefit of having particularly spacious gardens and grounds of approximately a third of an acre. The property provides more particularly the following -

FRONT ENTRANCE DOOR to HALLWAY

With red and black quarry tile floor, stairs to first floor

SITTING ROOM/RECEPTION ROOM

10'2" x 9'1" (3.10m x 2.77m)

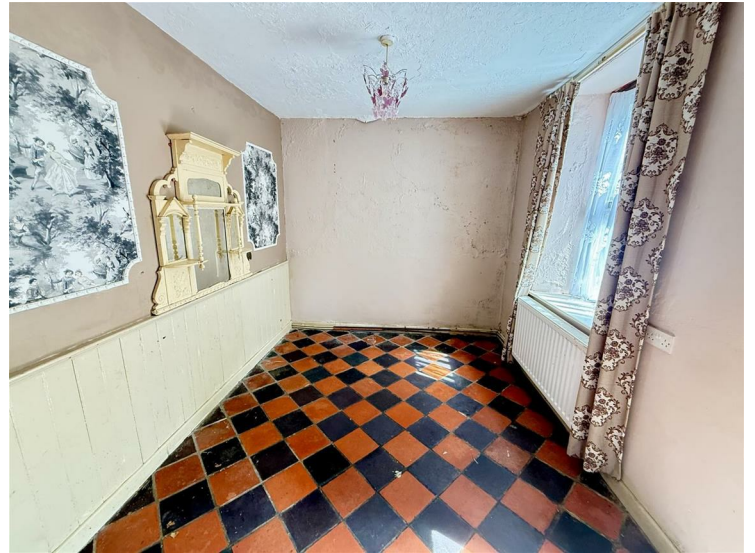
LIVING ROOM

12'9" x 10'8" (3.89m x 3.25m)



With fireplace having a wood burning stove, recessed alcoves, one shelved and with glazed cupboard, front window

REAR DINING ROOM



With quarry tile floor, rear window, part panelled walling, rear entrance door

KITCHEN

13'5" x 9' (4.09m x 2.74m)



With red and black quarry tile floor, range of modern kitchen units at base and wall level incorporating 1 1/2 bowl ceramic sink unit, space for Range with extractor hood over and space for fridge freezer

FIRST FLOOR - LANDING

17'6" x 6'3" (5.33m x 1.91m)



Access to loft with sufficient height and in our opinion potential for a loft conversion (subject to any necessary consents)

BATHROOM

10' x 8'9" (3.05m x 2.67m)



Having part tiled and part aqua panelled walls and non slip flooring, easy access shower with electric shower unit, wash hand basin, toilet, access to airing cupboard with copper cylinder.

REAR BEDROOM 1

10' x 8'10" (3.05m x 2.69m)



Radiator

BEDROOM 2

10' x 12' (3.05m x 3.66m)



SERVICES

We are informed the property is connected to mains water, mains electricity and mains drainage. Oil fired central heating.

DIRECTIONS

The property is best approached from Lampeter by taking the A486 roadway passing the Shell Filling Station taking the next right hand turning, continue along his country lane through the first cross roads to a 'T' junction bearing left in to the village of Silian, pass the houses in the village and Brynteg is found on the left hand side as identified by the agents for sale board.

WHAT3WORDS: Cloth.additives.cello

COUNCIL TAX BAND: E

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

BEDROOM 3

13' x 10' (3.96m x 3.05m)

BEDROOM 4/BOX ROOM

6'3" x 4'2" (1.91m x 1.27m)

EXTERNALLY

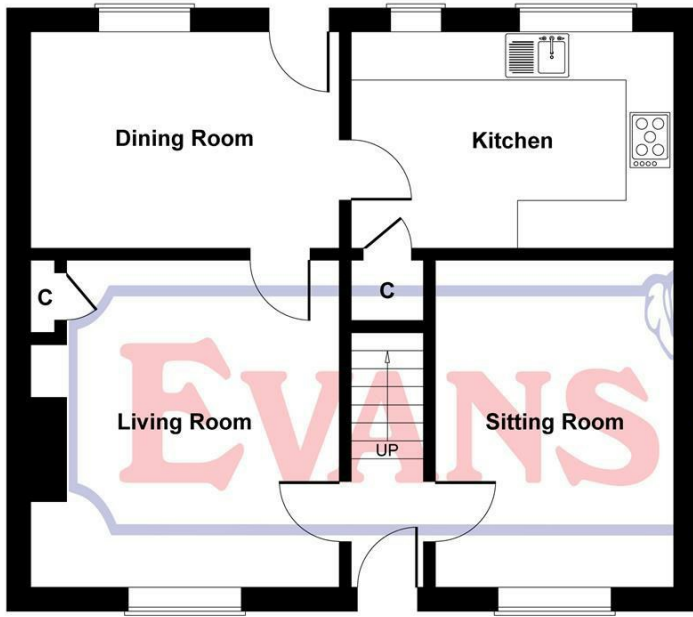


A feature of this property is its extensive gardens and grounds having a front grassed area with railed forecourt, side gated entrance to rear gardens and grounds having useful workshop and mature gardens, side and rear patio areas, the whole being approximately 0.3 of an acre.

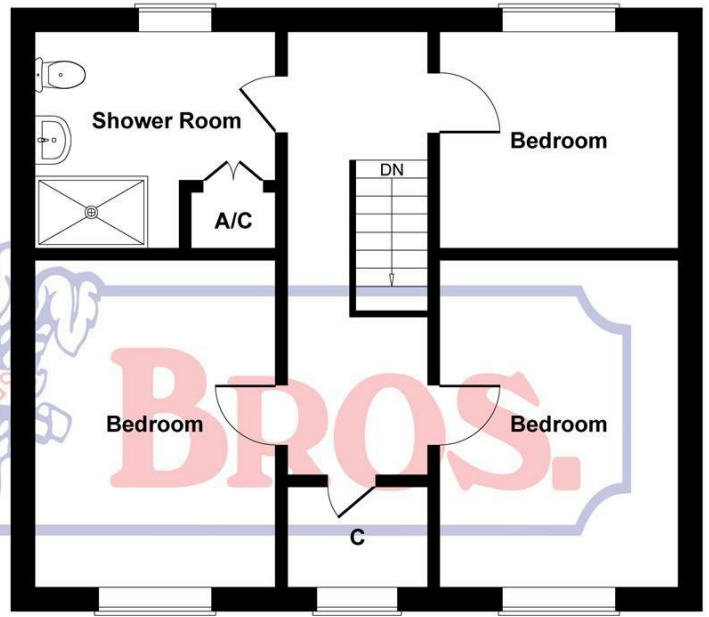
GARDENS AND GROUNDS



Brynteg Silian



GROUND FLOOR



FIRST FLOOR

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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	33	
(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		
(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		



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.,