

# EVANS BROS.

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**5 Cae Sarn Cwrtnewydd, Cwrtnewydd, Llanybydder, Ceredigion, SA40 9YW**

**Asking Price £149,950**

Delightful well appointed & renovated 3 bedroomed bungalow in the desirable locality of Cwrtnewydd. An excellent opportunity for first-time buyers or those seeking a peaceful retirement. The LPG Gas heated & double glazed property boasts three well-proportioned bedrooms with bathroom, modern kitchen and open plan living space. Making this space both versatile and adaptable. One of the standout features of this property is the secure and enclosed low maintenance rear garden offering convenience and peace of mind along with this is an attractive front lawn with patio pathway adding to the flexibility & general appeal of this lovely property as a whole.

**\*\* Subject to Section 157 restriction. Contact office for further details\*\***

## LOCATION

The property is located in the popular rural community of Cwrtnewydd which is a pretty traditional village close to Llanybydder and Lampeter and within easy travelling distance of the Ceredigion heritage coastline.

## DESCRIPTION



The property offers deceptively spacious accommodation with double glazing and lpg gas heating and affords more particularly the following -

### FRONT ENTRANCE DOOR to

### OPEN PLAN LIVING/KITCHEN DINER

20'7" x 13'9" overall (6.27m x 4.19m overall)



## LIVING AREA



Having front window, fireplace which currently has an electric fire inset although we are informed also has an open flue. Cloak cupboard off with coat hanging hooks, radiator

## KITCHEN AREA



With extensive kitchen units at base and wall level incorporating ceramic single drainer sink unit with mixer tap, fitted electric double oven, 4 ring induction hob with extractor hood over, 2 integrated fridges and integrated freezer, tile splash backs. Door to -

### PANTRY CUPBOARD

7'10" x 2'5" (2.39m x 0.74m)

## REAR UTILITY ROOM

11' x 5'4" (3.35m x 1.63m)



Having base units, rear entrance door

## BEDROOM

11' x 9'6" (3.35m x 2.90m)



Rear window

## INNER LOBBY

leading to-

## BATHROOM

6'2" x 5'6" (1.88m x 1.68m)



having 'P' shaped bath having shower unit over, wash hand basin, toilet, window, radiator

## OFF THE INNER LOBBY -

Storage cupboard

## REAR BEDROOM 1

11'5" x 8'4" (3.48m x 2.54m)



Radiator, built-in wardrobes with sliding mirror front doors, rear window

## FRONT BEDROOM 2

6'10" x 11'5" (2.08m x 3.48m)



Radiator, door to -

## STUDY/OFFICE

9'2" x 5'7" max (2.79m x 1.70m max)

## EXTERNALLY



The communal parking and garden areas to the front of the property . To the rear of the property is a private enclosed garden area currently being a patio area with fenced boundary.

## GARDEN AT NIGHT



## SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage, lpg gas cylinders.

## DIRECTIONS

From Lampeter take the A475, continue through the village of Llanwnnen to the village of Drefach, at the roundabout take the right hand turning towards Cwrtnewydd, continue down to the village and just after passing over the bridge take the next left hand turning, past the old school on your right turning right into Cae Pensarn and the property can be found in the left hand corner as identified by the agents for sale board.

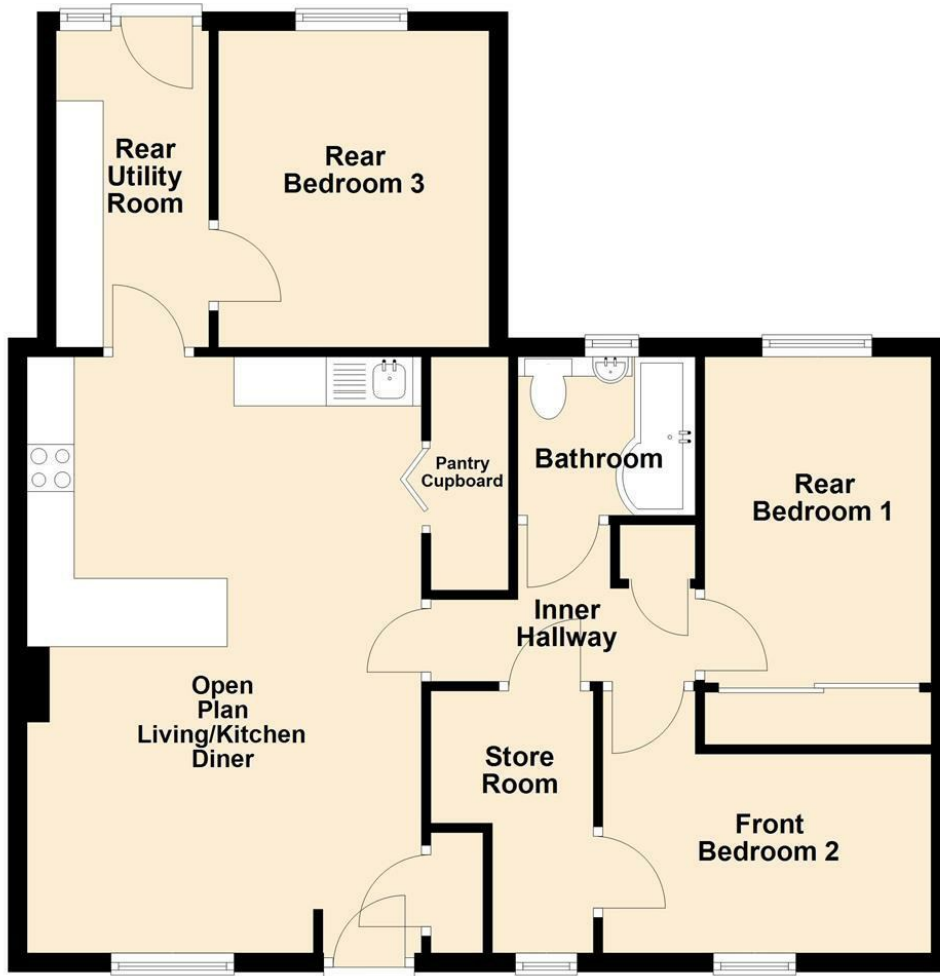
## PLEASE NOTE

The property is subject to a Section 157 local occupancy restriction - whereas the purchasers require approval from the local authority for purchase and should have lived or worked in Ceredigion for 3 years prior to purchase. Other considerations can be given. Further details available from the selling agent.

## COUNCIL TAX BAND - B

Amount Payable: £1786.00 <http://www.mycounciltax.org.uk>

# Floor Plan



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
58	73
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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