



Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



**Hillcrest, 11 Bro Grannell, Llanwnnen, Lampeter, Ceredigion, SA48 7JX**

**Offers Over £150,000**

**\*\* ATTENTION FIRST TIME BUYERS / INVESTORS\*\*\**

A spacious 3 bedrommed semi-detached property in a quiet edge of village location with the benefit of LPG heating & uPVC double glazing. Within easy travelling distance to nearby amenities & facilities, only some 2 miles distance to Lampeter. **\*\*AVAILABLE CHAIN FREE \*\***

## Location



## Hallway



Situated on the edge of the village of Llanwnnen with a bus stop a stone's throw away. The property is some 4 miles from the university and market town of Lampeter offering a good range of everyday facilities including 3 - 19 schooling, leisure centre, fully equipped gym, the Trinity St. David's University College and traditional range of market town shops, bank, cafes etc. The property is within a 20 minutes drive of the Ceredigion heritage coastline to the west.

## Description



A conveniently set and well proportioned 3 bedrooomed semi-detached house with the benefit of LPG heating & double glazing . The property benefits from a newly installed electrical consumer unit and 3 mains smoke detectors with an electrical certificate, fitted in May 2025. With low maintenance yet spacious grounds, having an enclosed garden to the rear, The property does require some refurbishment work but with lots of potential for first time buyers / families or indeed as an investment, being on a regular bus route. The property is now vacant & available chain free.

## Front entrance door to:-

## Living Room

14 x 12'4 (4.27m x 3.76m)



With surround for fireplace, storage cupboard housing the boiler, door leading to understairs storage cupboard, radiator

## Dining Room

12'2 x 9'5 (3.71m x 2.87m)



With radiator

**Kitchen**

9'5 x 7'9 (2.87m x 2.36m)



With base and wall units, electric oven and hob with extractor hood over, single drainer sink, tiled flooring, part tiled walls, radiator  
Door to:-

**Utility Room**

13'8 x 5 (4.17m x 1.52m)



With work surface, plumbing for washing machine and space for tumble dryer, tiled flooring, downstairs W/C and wash hand basin, door to rear garden

**WC****FIRST FLOOR****Landing**

With access to loft, airing cupboard housing hot water tank

**Bedroom 1**

11'3 x 11'9 (3.43m x 3.58m)



With radiator

**Bedroom 2**

12 x 9'1 (3.66m x 2.77m )



With radiator

**Bedroom 3**

10'4 x 8'5 (3.15m x 2.57m)



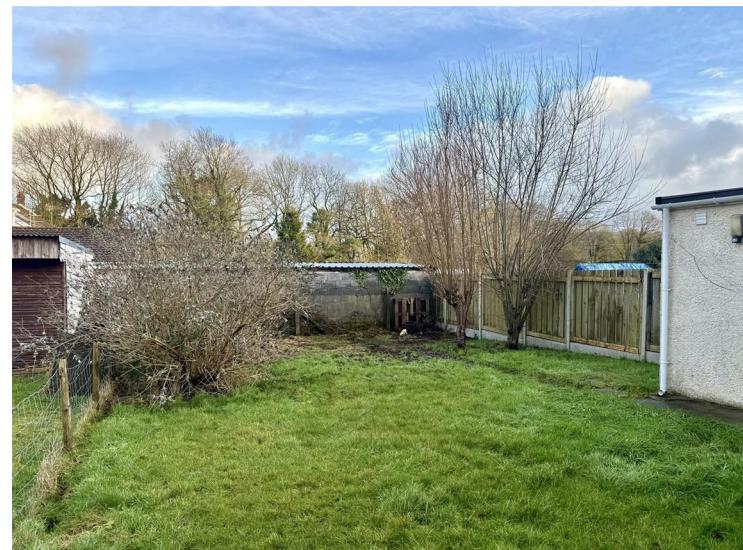
With radiator

**Bathroom**

7'3 x 5'8 (2.21m x 1.73m)



Being part tiled, with W/C, wash hand basin, bath with electric shower over, toiletries cabinet, radiator

**Externally**

To the front of the property is a lawned area with a pathway leading to the front door. To the rear of the property is an enclosed area, laid to lawn, accessed via pathway from the front of the property being an ideal space for outside entertainment. There is ample parking available on the Bro Grannell site which is off the main road.

## Rear Garden



## Front Garden



## Services

We understand that the property benefits from mains water, electricity and drainage, LPG central heating.



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	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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

