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**Bryn Del, 12 Penrhiwgaled Lane, Cross Inn, Llandysul, SA44 6NS**

**Guide Price £235,000**

**\*\* NO ONWARD CHAIN \*\***

A well-positioned improvable detached 2 bedroom bungalow in an attractive semi-rural location having distant sea views. While the property benefits from an Eco-4 air source heating system with associated solar panels and double glazing, it is deserving of some sympathetic refurbishment and has the potential to provide a lovely home in an attractive setting. The property stands in a spacious, mature plot with off-road parking and useful attached garage.

## Location



The property is conveniently located within easy reach of shops, filling station, public house, new area primary school and some 3 miles from the popular seaside resort and fishing village of New Quay, renowned for its sandy beaches. The property is also conveniently located just 8 miles from the Georgian harbour town of Aberaeron with local amenities including its comprehensive range of schooling, shops, bars and restaurants. The property affords more particularly, the following:

### Front Entrance Door

Reception vestibule with door to:

### Hallway

### Living Room

20'6 x 13'10 (6.25m x 4.22m)



With front bay window, side window and radiator.



### Kitchen / Dining Room

15'9 x 9 (4.80m x 2.74m)



Having a range of kitchen units incorporating a single drainer sink unit, space for cooker with extractor hood over, door to cupboard and door to rear conservatory.



**Rear Conservatory**  
19'8 x 8 (5.99m x 2.44m)



With side entrance door.

**Bathroom**



Fully tiled walls with bath and wash handbasin.

**Separate Cloakroom**



Having toilet and radiator.

**Front Bedroom 1**  
13'1 x 11'4 (3.99m x 3.45m)



With front window and access to airing cupboard housing the pressurized hot water cylinder.

**Rear Bedroom 2**  
13'1 x 11'5 (3.99m x 3.48m)



With rear window and built-in cupboard.

**Externally**



The property stands in a generous plot with grassed areas which offer the potential to create some lovely gardens and grounds in an attractive semi-rural setting.

## **Attached Garage**



The property benefits from a useful attached garage with an up-and-over door.

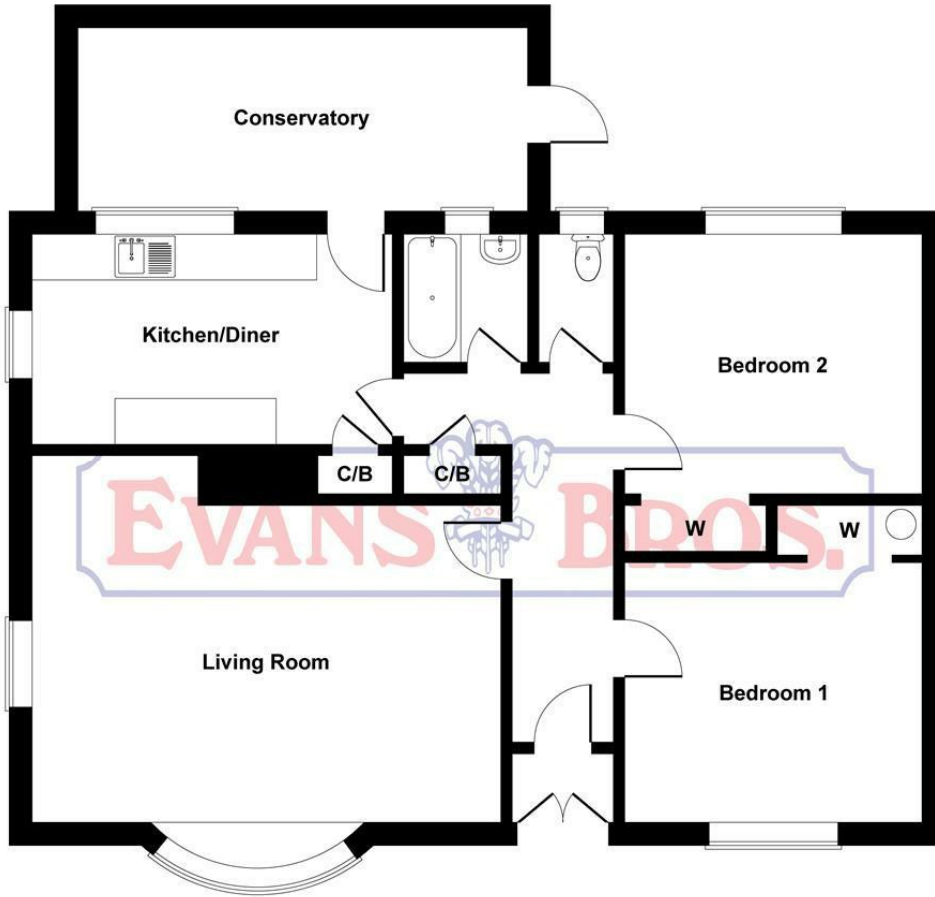
## **Services**



We are informed the property benefits from connection to mains water, mains electricity with solar PV panels and private drainage with air source heating.

## **Tax Band E**

# Bryn Del



### 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) <b>A</b>	<b>100+</b>
(81-91) <b>B</b>	<b>82</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 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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