



**Brynmeusydd, North Road, Lampeter, SA48 8AL**

**£260,000**



**CARDIGAN  
BAY  
PROPERTIES**

EST 2021









# Brynmeusydd, North Road, SA48 8AL

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- 3 Bedroom detached bungalow
- 2 shower rooms
- Workshop & shed
- Landscaped gardens
- Possible annex
- Spacious gardens
- Attached garage and store room
- Off road parking
- Walking distance to popular Lampeter town
- EPC Rating : C

## About The Property

Welcome to this charming detached bungalow located on North Road in Lampeter. This well-presented property boasts a warm and inviting atmosphere, perfect for those seeking a cozy home. Lampeter is a market town in the Teifi Valley. It has an interesting history as a university town, provides services for a wide area including independent shops, cafes, leisure centre and farmers market etc with a great network of walks to enjoy and all within easy driving distance of the west Wales coast of Cardigan Bay and it's many pretty, sandy beaches.

As you step into the entrance hall, you are greeted with a sense of space and light, setting the tone for the rest of the home. The lounge offers a comfortable space to relax and unwind and has an open fireplace with a tiled hearth and surround and a wooden mantel also accessed from the lounge is the very useful rear porch which overlooks the beautiful rear gardens. While the kitchen provides a functional area for culinary creations and family meals it has a range of base and wall units a range cooker with gas hob and a double oven, with an extractor fan over, this spacious room has plenty of space for a dining table or breakfast table, and sink with drainer overlooking the window to the front and the gardens beyond.

With three bedrooms, there is ample space for a family or for hosting guests they are all doubles while the master bedroom is the most spacious and again takes advantage of the rear garden views. The family shower room has a double shower, a w/c and wash hand basin, while the second shower room is located off the side utility room and next to the third bedroom, enabling this space to be easily adapted to an annex area should the owners require it, also off the utility room is a side door to the patio area, and a door off to the kitchen, it also has space and plumbing for a washing machine and an additional sink with drainer.



Continued:

The real gem of this property is its beautiful gardens that wrap around the bungalow. Imagine enjoying your morning coffee in the serene surroundings of mature shrubs, trees, and colourful flower beds. The front garden boasts a raised pond, while the rear garden features a small natural pond, creating a peaceful oasis.

In addition to the attached garage with a convenient storage area, there's a wooden workshop

and storage shed for those who enjoy DIY projects or gardening. The property also offers a greenhouse for plant enthusiasts. With off-road parking for up to four cars, you'll never have to worry about finding a spot.

Whether you're looking to unwind in the tranquillity of nature or host a summer barbecue on the patio, this property offers a perfect blend of comfort and outdoor living. Don't miss the opportunity to make this bungalow your new home sweet home in Lampeter.



Please contact us to arrange a viewing.

Hallway  
19'8" x 11'9" (t shape)

Shower Room  
10'9" x 6'11"

Lounge  
20'2" x 13'5"

Porch  
16'0" x 5'5"

Bedroom 3  
11'11" x 10'10"

Bedroom 1  
15'6" x 11'11"

Utility Area  
16'5" x 8'11" (max)

Shower Room  
6'6" x 5'11"

Bedroom 2  
13'11" x 10'10"

Kitchen/Dining Room  
13'10" x 11'11"

Garage  
15'10" x 9'11"

Store Room  
9'11" x 5'11"

Wooden Shed  
10'3" x 8'3"

Workshop  
14'9" x 8'11"

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT  
OWNER(S) THAT THIS PROPERTY BENEFITS  
FROM THE FOLLOWING:

COUNCIL TAX BAND: E – Ceredigion County  
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage  
Parking

PROPERTY CONSTRUCTION: Traditional  
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar panels

WATER SUPPLY: Mains

HEATING: Mains Gas combi boiler

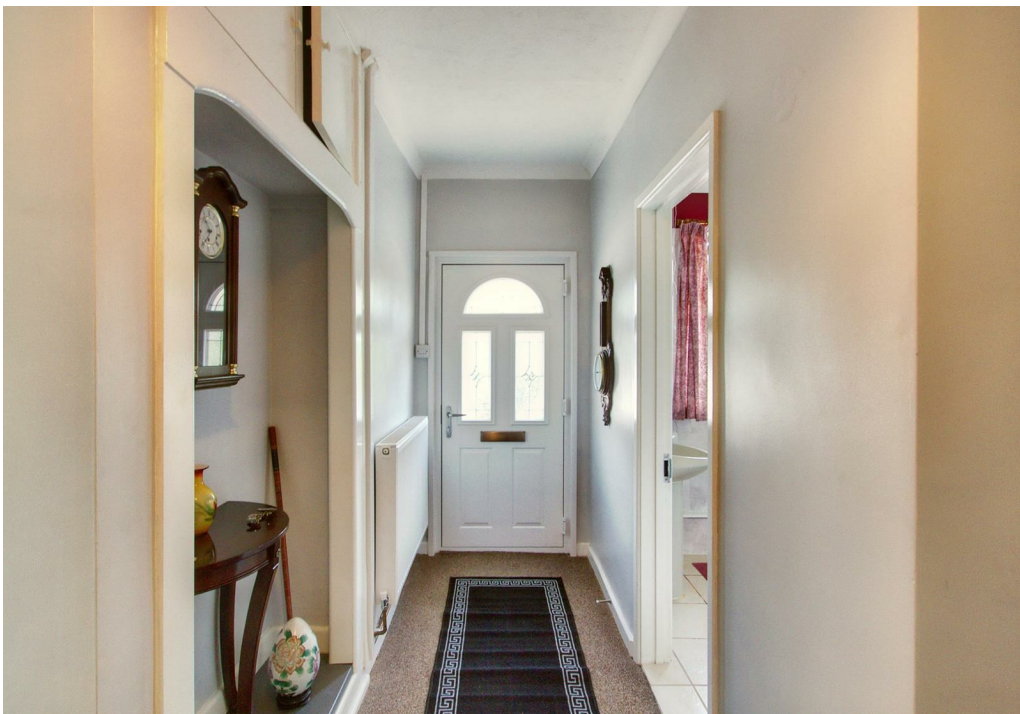
BROADBAND: Connected – Superfast\*\*\*  
up to 80 Mbps Download, up to 20 Mbps  
upload \*\*\* FTTP – PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE –  
<https://checker.ofcom.org.uk/> (Link to  
<https://checker.ofcom.org.uk/>)

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providers for availability, or please check  
OfCom here –  
<https://checker.ofcom.org.uk/> (Link to







[https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk))

**BUILDING SAFETY** – The seller has advised that there are none that they are aware of.

**RESTRICTIONS:** The seller has advised that there are none that they are aware of.

**RIGHTS & EASEMENTS:** The seller has advised that the neighbour (Tyre company) have a right of way to crisis a small section of the front of the driveway (before the gates)

**FLOOD RISK:** Rivers/Sea – N/A – Surface Water: N/A

**COASTAL EROSION RISK:** None in this location

**PLANNING PERMISSIONS:** The seller has advised that a residential development site has been built to the rear of this property's boundary hedge.

**ACCESSIBILITY/ADAPTATIONS:** The seller has advised that there are special Accessibility/Adaptations on this property two shower rooms.

**COALFIELD OR MINING AREA:** The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

**VIEWINGS:** By appointment only. Please read the important information within the details, this property is located next to a tyre business. There is a petrol station just down the road, and a residential

development site has been built to the rear of this property's boundary hedge. Please note that the owners have changed the central heating to main Gas, so the EPC available is showing the wrong heating system

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

**MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS:** As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle



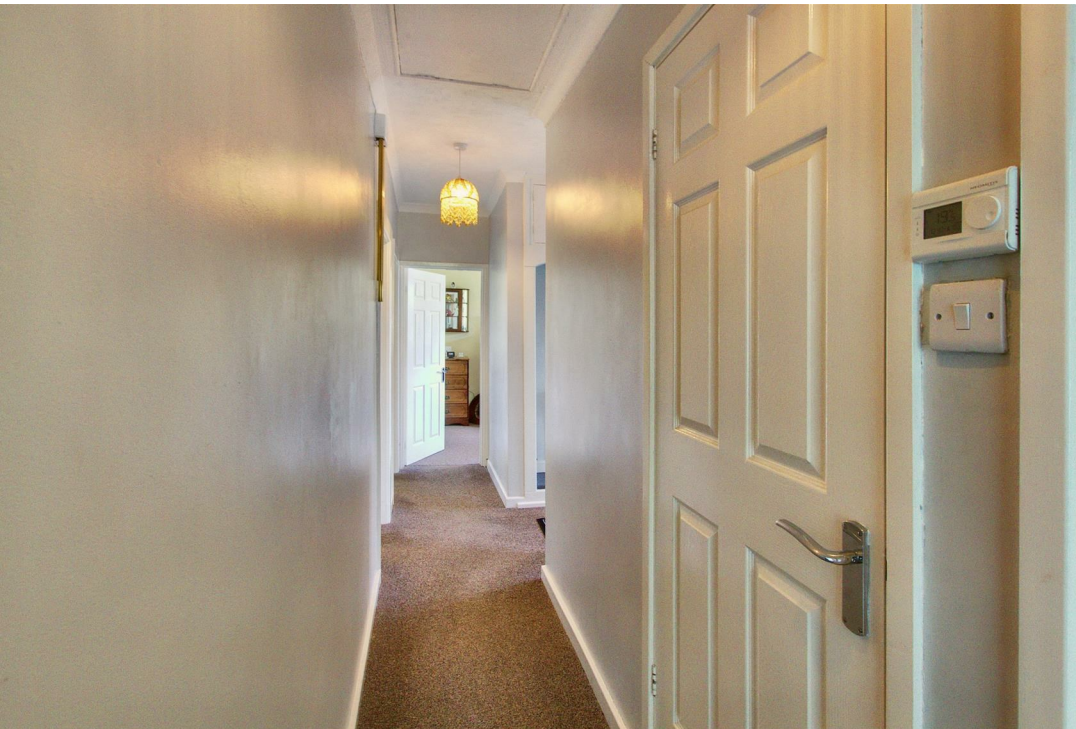
document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

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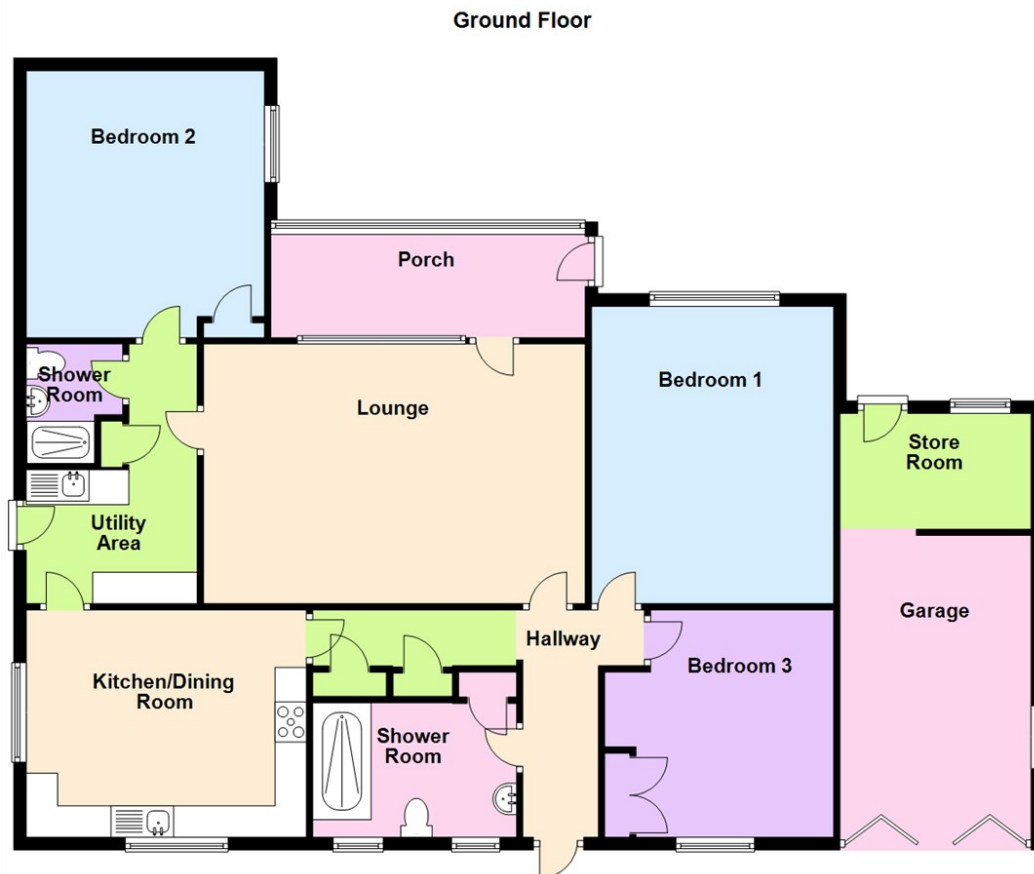


# **DIRECTIONS:**


Drive into the town of Lampeter on the A475 road from Llandysul, to the roundabout in the centre of town turn left onto the A482, straight over the mini roundabout, passing the garage on the left and the bungalow is located on the right just before the tyre business, denoted by our for sale board







#### 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>	<b>75</b>	<b>78</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 	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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