

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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## Clun View Trelech, Carmarthen, Carmarthenshire, SA33 6RU

**Offers In Excess Of £270,000**

A period detached bungalow offering a unique opportunity for those seeking a home with character and potential. Set within expansive gardens of just under half an acre, the property boasts ample outdoor space, perfect for gardening enthusiasts or families looking for room to play.

The bungalow features two inviting reception rooms and good sized kitchen providing a warm and welcoming atmosphere for both relaxation and entertaining. With two well-proportioned bedrooms, and a further loft room there is plenty of space for family living or accommodating guests.

One of the standout features of this home is the generous gardens and grounds of just under 0.5 of an acre with ample parking and the presence of workshops and a garage adds to the practicality of the property, offering ample storage and workspace for hobbies or projects.

While the bungalow is already a lovely home, it is deserving of sympathetic modernisation, allowing new owners to put their personal stamp on the property and enhance its charm further. The location is particularly appealing, situated in a popular village that offers a sense of community while being conveniently close to the amenities of Newcastle Emlyn and Carmarthen and St Clears

## LOCATION



The village has a Community hall nearby which houses the local Cylch Meithrin which feeds into the primary school, there's also a public house in the village. The village is only 7 miles from Newcastle Emlyn, 10 miles from St. Clears and 15 miles from Carmarthen which has a good range of amenities.

## DESCRIPTION



An attractive period style property offering improvable accommodation although having the benefit of double glazing and lpg gas fired central heating. The property would benefit from some sympathetic modernisation for a purchaser to put their own stamp on this lovely home.

The property affords more particularly the following -

### FRONT ENTRANCE PORCH

16' x 4'3 (4.88m x 1.30m)

With front entrance door, attractive stained glass inset windows to two panes

### FRONT DOOR TO INNER HALLWAY

Night storage heater

## LIVING ROOM

12'1" x 11'5" (3.68m x 3.48m)



This could be used as a third bedroom having a tiled fireplace, radiator, night storage heater, front window

### BEDROOM 1

12'2" x 11'5" (3.71m x 3.48m)



Range of built-in wardrobes, front window, night storage heater

## BEDROOM 2

10'5" x 10'1" (3.18m x 3.07m)



Night storage heater, rear window

## BATHROOM

6'1" x 6'6" (1.85m x 1.98m)



With a coloured suite comprising of a panelled bath with shower unit over, wash hand basin, toilet, convector heater, tiled walls

## DROP DOWN LADDER TO LOFT ROOM

13'6" x 11'3" (4.11m x 3.43m)



Velux roof window, in our opinion this has potential to create a further room subject to any necessary consents

## DINING/SITTING ROOM

15'4" x 12' (4.67m x 3.66m)



Radiator, fireplace with lpg coal effect fire

## KITCHEN

12' x 9' (3.66m x 2.74m)



With range of basic units incorporating single drainer sink unit, electric cooker point, radiator, feature patterned tongue and groove ceiling. Door to -

**SIDE ENTRANCE PORCH**

14' x 6'2" (4.27m x 1.88m)

**UTILITY ROOM**

13'6" x 11'4" (4.11m x 3.45m)

**REAR HALLWAY**

13'6" x 4' (4.11m x 1.22m)



Tongue and groove clad walls, rear entrance door, door to cloakroom with w.c

With single drainer sink unit, lpg gas fired boiler.

**EXTERNALLY**

A feature of this property is its extensive gardens and grounds extending to 0.452 acres, having a tarmac driveway and parking area providing ample parking.

**DETACHED GARAGE**

17' x 12'3" (5.18m x 3.73m)

**FURTHER WORKSHOP**

19'8" x 11'3" (5.99m x 3.43m)



## STORAGE SHED

15' x 11'4" (4.57m x 3.45m)



## FRONT AND REAR GROUNDS



To the front of the property is a lawned garden area and side patio/further grounds. To the rear of the property are extensive lawned areas with a feature monkey puzzle tree, the property being ideal for keen gardeners or those requiring external space.

## SERVICES

We are informed the property is connected to mains water, mains electricity and mains drainage. Part lpg and part electric heating.

## COUNCIL TAX BAND - D

Amount payable: £2232 <http://www.mycounciltax.org.uk>

## DIRECTIONS

From Carmarthen, take the A40 dual carriageway towards st. Clears, turn right across the dual carriageway for Meidrim/Bancyfelin. Continue around the left hand bend past the turning for 'Derllys Court Golf Club' and turn right for Meidrim. Upon entering Meidrim travel past the primary school and the park and over the stoned Parapet walled river bridge, turn right onto the B499 Trelech/ Newcastle Emlyn.

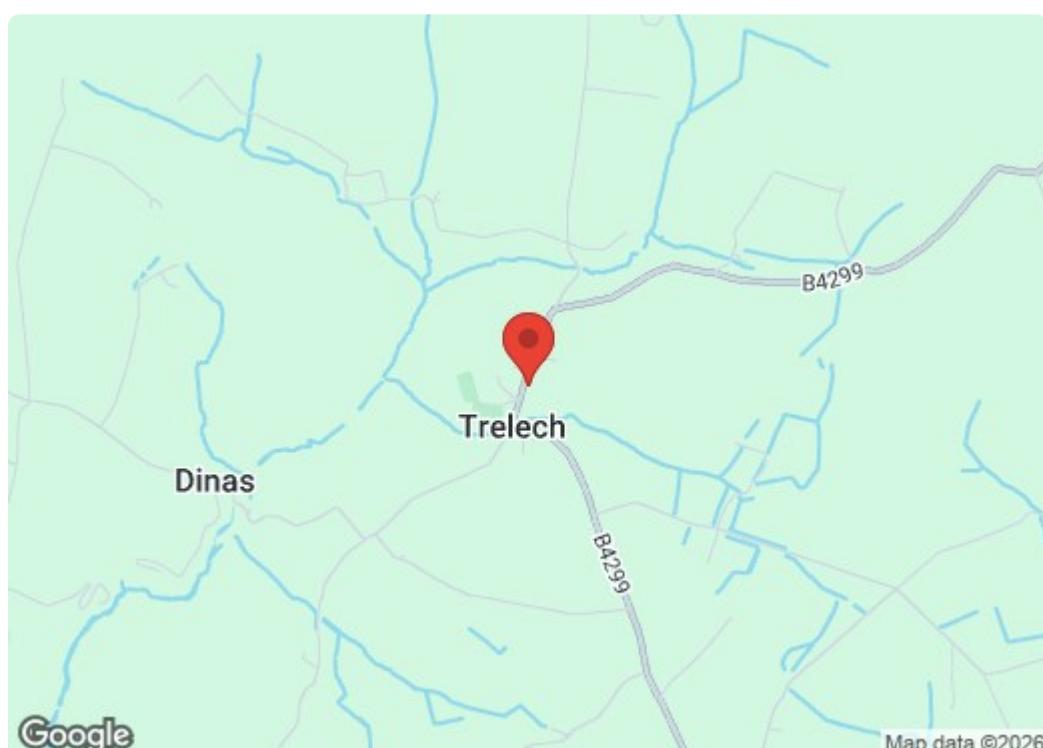
Follow this road all the way to Trelech and in the center of Trelech bear right, continue up the road past the entrance for Hafodwenog primary School and the Tafarn Beca public house, past the left hand turning for Caerwenog, the property will be found further along on the left hand side adjacent to and just after the right hand turning for Maes Cawnen as identified by the agents for sale board.

**Ground Floor**  
Approx. 163.8 sq. metres (1763.2 sq. feet)



Total area: approx. 163.8 sq. metres (1763.2 sq. feet)

**Clun View, Trelech, Carmarthen**



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		
(1-20) G	11	47
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		



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