

*A well maintained, semi detached, traditionally built 2/3 bedroomed single storied dwelling with part loft conversion, mature gardens, garage and parking, Llangybi, Nr Tregaron, West Wales*



Bronhaul, 2 Godre'r Coed, Llangybi, Lampeter, Ceredigion. SA48 8NJ.

**£155,000 Guide Price**

**R/5128/AM**

\*\*\* A well maintained, semi detached, traditionally built single storied dwelling \*\*\* With part loft conversion \*\*\* Comprising reception hall, lounge, 2/3 ground floor bedrooms, family bathroom, \*\*\* Fitted kitchen \*\*\* \*\*\* Detached garage \*\*\* Good sized gardens, patio and communal parking \*\*\*

Located 4 miles from the market town of Tregaron and 6 miles from the University town of Lampeter. Quiet cul-de sac location.



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

A well maintained, good sized family proportioned semi detached bungalow in a popular cul-de sac, traditionally constructed offering an opportunity of a most comfortable family home, with part loft conversion.

The property located on a cul de sac of just 6 properties and within easy reach of the market town of Tregaron, 4 miles and the University town of Lampeter 6 miles.

The property comprises more particularly as follows:-

### RECEPTION VESTIBULE

Via UPVC French doors. Solid panelled part glazed door to

### RECEPTION HALL

With built in cloak cupboard and radiator.



## LOUNGE

14' 3" x 11' 7" (4.34m x 3.53m) with stone fireplace. Side shelving. Serving hatch to kitchen. Double panelled radiator.



### BEDROOM 2

10' 8" x 8' 3" (3.25m x 2.51m) with built in wardrobe and radiator.

### BEDROOM 1

12' 5" x 9' 6" (3.78m x 2.90m) with telephone point and radiator. Built in wardrobe.



### FAMILY BATHROOM

7' 9" x 5' 0" (2.36m x 1.52m) with 3 piece suite comprising panelled bath, low level flush wc., wash hand basin. Heated towel rail.

## KITCHEN



10' 9" x 10' 9" (3.28m x 3.28m) with fitted floor and wall cupboards. Single drainer sink unit and plumbing for washing machine. Electric cooker and point. Built in cupboard with copper cylinder and immersion heater. Serving hatch.

Glazed door through to:

## REAR HALL

With through doors to garden and side. Tiled flooring. 'Camray' oil fired central heating boiler.



## BEDROOM 3 - REAR RECEPTION ROOM 2

14' 3" x 11' 0" (4.34m x 3.35m) with night storage heater.



## LOFT CONVERSION

19' 7" x 13' 3" (5.97m x 4.04m) Accessed from hall, sliding ladder gives ladder to the partial loft conversion. With carpeted floor, Velux window and storage room off.



## EXTERNALLY

### GARDENS AND GROUNDS

The property has corner site with concrete paths, and gated entry to front garden with shrubs and lawns. Paths around to the side of the property, again with pedestrian access from communal parking area.

The grounds at the rear are pleasant with patio area, mature shrubs and further lawned areas. Rear yard.



**REAR PATIO**



**DETACHED GARAGE**



**FRONT OF PROPERTY**



**REAR OF PROPERTY**



### **AGENTS COMMENT**

A commodious semi detached home on a popular cul de sac, and within easy reach of local centres.

### **MONEY LAUNDERING REGULATIONS**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - B

### **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage,

oil fired central heating,, telephone subject to B.T. transfer regulations, good Broadband speeds available

**Council Tax:** Band B

N/A

**Parking Types:** Garage.

**Heating Sources:** Double Glazing.  
Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?**  
No

**Any risk of coastal erosion?** No

**Is the property listed?** No

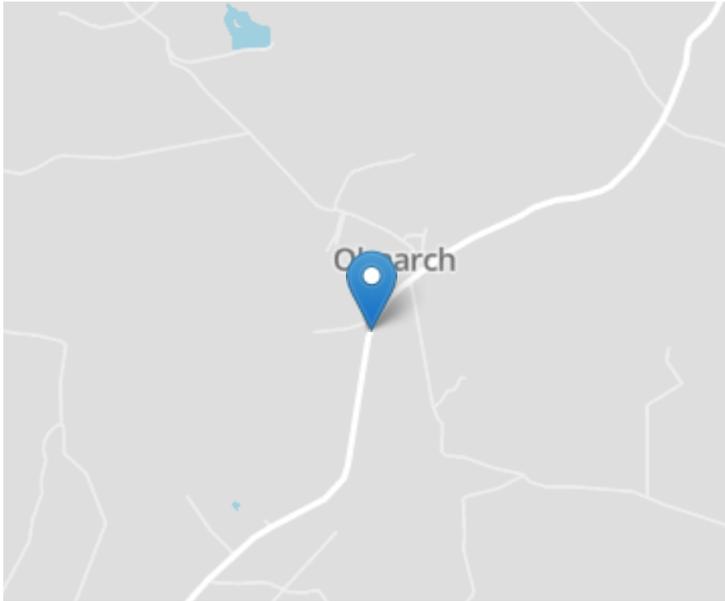
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

**Construction Type**

traditional



### Directions

From Lampeter take the A485 towards Tregaron. Proceed through the village of Llanybi., Continue along the long straight until you come to a staggered cross roads. Turn left and immediately right into Godre Coed. Bronhaul will be found after approx 50m as the second property on the right hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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