

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Greenhill, Silian, Lampeter, Ceredigion, SA48 8AR

Offers In Excess Of £115,000

Best offers to the selling agents by 12.30pm Monday 3rd of June 2019

An attractive detached cottage in need of internal refurbishment, in a peaceful location approx 1.5 miles from Lampeter. With appealing exposed stone walls, and under a slated roof the property is in need of complete renovation internally and offers potential purchasers the opportunity of completing it to their own design and specification.

Attractive views over adj farmland, adj a c class roadway only approx 1.5 miles from Lampeter.

DIRECTIONS

The property is best approached from Lampeter taking the A485 Roadway, continue to Glandenys taking the first left hand turning signposted Silian. Continue the brow of the hill and the property is on the right hand side as identified by the agents for sale board.

LOCATION



Attractively located in rural surroundings adjoining the Silian to Glandenys roadway adjoining a chapel with road frontage. The property is approximately 1.5 miles distant of the university and market town of Lampeter providing a good range of facilities and some 500 metres off the A485 Lampeter to Tregaron roadway

DESCRIPTION



The property comprises an attractive detached cottage with an exposed stone facade contained under a slated roof, appearing to have been re-roofed in recent years. The property is of double fronted design over two storeys with uPVC double glazing and is in need of complete internal refurbishment so provides an opportunity to put your own stamp on a property and complete it to your own specification and design. Provides more particularly the following -

FRONT ENTRANCE DOOR TO

HALLWAY

LIVING ROOM 1

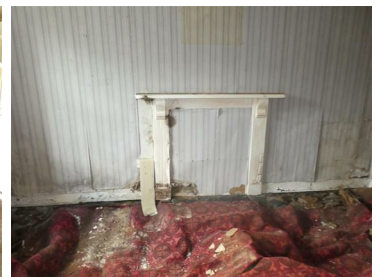
14'3" x 8'6" (4.34m x 2.59m)

LIVING ROOM 2

14'3" x 12' (4.34m x 3.66m)



fireplace



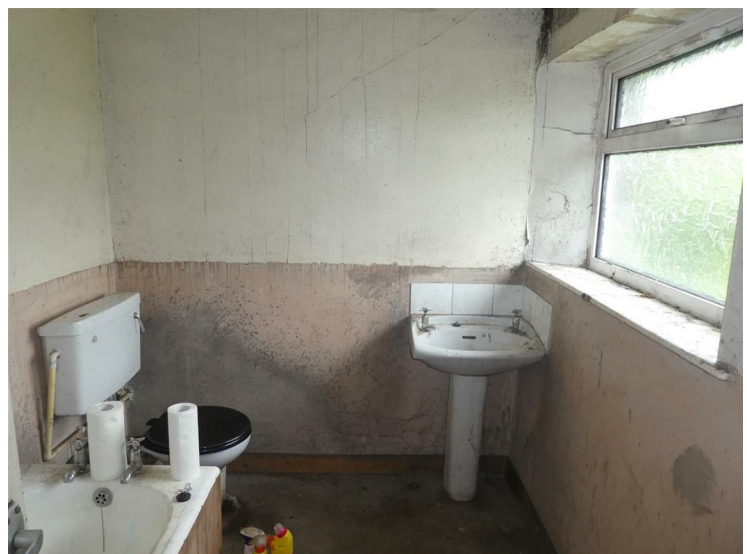
REAR KITCHEN

11'8" x 6'5" (3.56m x 1.96m)



quarry tile floor, night storage heater, basic range of kitchen units, rear entrance door

BATHROOM



with 3-piece suite

FIRST FLOOR - LANDING

BEDROOM 1

12'9" x 8'5" (3.89m x 2.57m)



VIEW TO THE REAR



BEDROOM 2

7' x 6'1" (2.13m x 1.85m)

BEDROOM 3

9'9" x 14'5" (2.97m x 4.39m)



Please Note

The property is in poor order internally and the left hand side reception room floor is rotten, Please do not enter this room and the vendors nor agents accept no responsibility for any damage or injury to any prospective purchasers.

EXTERNALLY



Front walled boundary with pedestrian gate, rear garden area, external W.C, the whole overlooking attractive fields to one side with views over the Dulais valley.

SERVICES

The property benefits from connection to mains electricity, mains water and private drainage.

Ground Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate
Plan produced using PlanUp.

Green Hill, Chapel House, Silian, Lampeter



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,