

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## 1 Godre'r Coed, Olmarch, Llangybi, Lampeter, Ceredigion, SA48 8NJ

**Asking Price £119,000**

A well presented easy to maintain semi detached 2 bedroom bungalow, offering comfortable accommodation with the benefit of uPVC double glazing and oil fired central heating together with good sized gardens, in a popular semi rural location just off the A485 Lampeter Tregaron roadway within approximately 4 miles from the town of Tregaron offering good range of everyday facilities including primary and secondary schooling, Dr. surgery, chemist, shops etc., and some 5 miles distant of the university and market town of Lampeter offering a wider range of everyday amenities.

## DESCRIPTION



A semi detached property of traditional construction offering improved accommodation with the benefit of uPVC double glazing and oil fired central heating with recently replaced boiler. The property affords easy to maintain accommodation being ideal for the 1st time buyer or indeed retirement purchaser and provides more particularly the following -

### FRONT ENTRANCE DOOR to - HALLWAY



radiator, storage cupboard, laminated floor, telephone point

## LIVING ROOM

13' x 12' (3.96m x 3.66m )



with feature fireplace having oak mantle and slate hearth, good sized front window with attractive views, telephone point

## BEDROOM 1

9'11" x 7'8" (3.02m x 2.34m)



radiator, built-in wardrobe

## REAR BEDROOM 2

12'4" x 9'6" (3.76m x 2.90m)



radiator, double built-in wardrobe, laminated floor, rear window

## BATHROOM



having panelled bath with electric shower unit over, toilet, wash hand basin with shaver light and point over, radiator, extractor fan, tiled floor

## **KITCHEN**

10'9" x 10'8" (3.28m x 3.25m)



with a tiled floor having modern kitchen units at base and wall level incorporating single drainer sink unit, tiled splash backs, electric cooker point with extractor fan over, radiator, rear entrance door leading to -

## **UTILITY AREA**

with plumbing for automatic washing machine

## **SEPARATE UTILITY ROOM**

with access via external door, oil fired central heating boiler.

## **EXTERNALLY**

The property has the benefit of good sized gardens with enclosed garden to front and rear on a relatively large plot for this type of property, having been mainly laid to grass.

## **SERVICES**

We are informed the property is connected to mains electricity, mains water, mains drainage, oil fired central heating, uPVC double glazing.

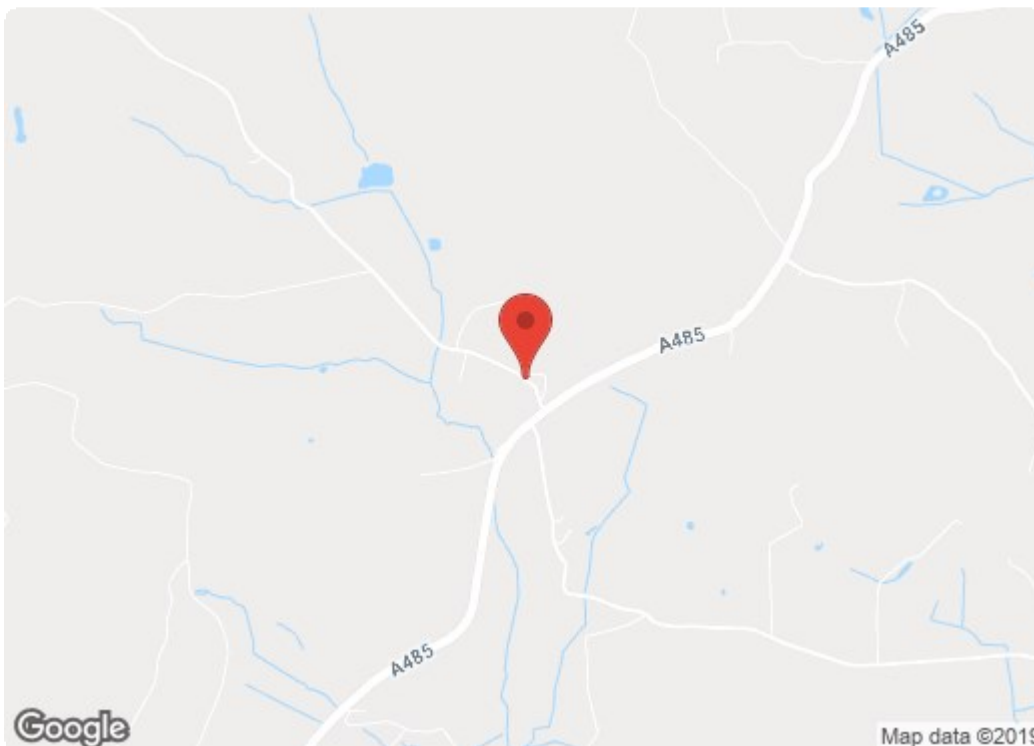
## **DIRECTIONS**

The property is best approached by taking the A485 Tregaron road from Lampeter, continue through the village of Betws Bledrws and Llangybi and at the next hamlet known as Olmarch, take a left hand turning on the square and Godre'r Coed can be found on the right hand side after approximately 100 metres with No. 1 being in the furthest right hand corner as identified by the agents for sale board.

## Ground Floor



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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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