

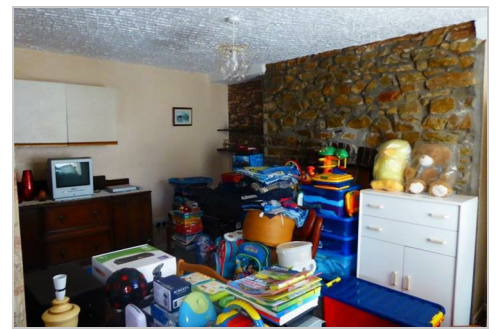
EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Brynarwel Horeb, Horeb, Llandysul, Ceredigion, SA44 4JD

Guide Price £119,950

AN IMPROVABLE 2/3 BED COTTAGE WITH LARGE GROUNDS AND OFF ROAD PARKING, IN AN ELEVATED POSITION OVERLOOKING THE TEIFI VALLEY, CONVENIENT TO THE TOWN OF LLANDYSUL AND NEWCASTLE EMLYN. THE COTTAGE WHICH IS DESERVING OF SOME IMPROVEMENT WORKS HAS IN OUR OPINION GREAT POTENTIAL TO CREATE AN ATTRACTIVE COUNTRY COTTAGE WITH THE BENEFIT OF A GOOD SIZED GARDEN.

LOCATION AND DIRECTIONS

Take the A475 to Horeb and continue towards Newcastle Emlyn for approx. half a mile and the property can be seen adjoining the cross roads to Blaendyffryn on the right hand side.

DESCRIPTION

The property has in our opinion potential to create a well positioned characterful cottage but is deserving of sympathetic refurbishment and upgrading internally. Unfortunately the property has suffered from water damage that needs making good but would be ideal for the speculative purchaser to tackle.

GROUND FLOOR - PORCH

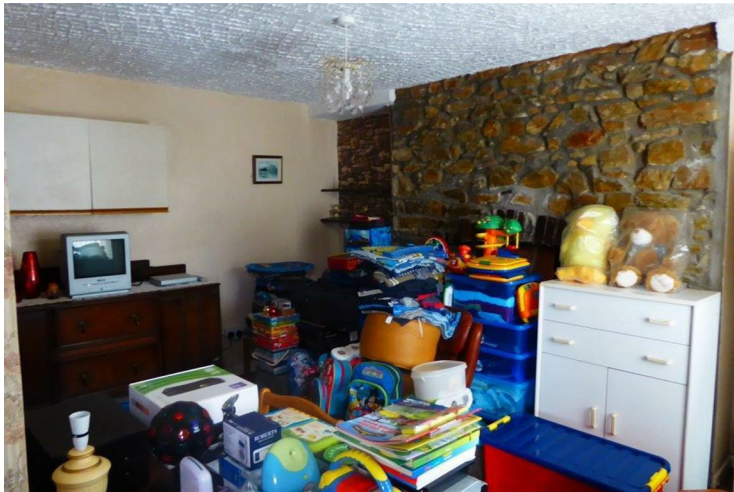
DINING ROOM

13'7" x 14'2" max (4.14 x 4.32 max)

oil fired boiler, radiator

LIVING ROOM

14'2" x 10'10" (4.32 x 3.30)



Exposed stone chimney breast with fire inset, radiator

REAR LOBBY -

Rear Entrance Door

KITCHEN

8'10" x 6'4" (2.69 x 1.93)



Basic range of units including sink unit, electric hob

SHOWER ROOM

with shower cubicle, w.c., wash basin and radiator

FIRST FLOOR

WITH ACCESS VIA HALF LANDING TO UNDER EAVES STORAGE AREA

BEDROOM 1

14'0" x 8'0" (4.27 x 2.44)

radiator, built-in wardrobes

BEDROOM 2

10'8" x 8'8" (3.25 x 2.64)

radiator, built-in wardrobes

BOX ROOM/SINGLE BEDROOM



radiator, cloak room off with w.c.

EXTERNALLY -

FRONT FORECOURT

with railed front wall and gate

REAR GARDEN AREA



with patio area.

PARKING AREA



for up to 2 vehicles

FURTHER GROUNDS



Further elongated grounds ideal for a garden or growing of vegetables.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	48
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



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