EVANS BROS.
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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Berllan, 16 Bro Llan, Llanwnnen, Lampeter, Ceredigion, SA48 7LB

£139,950

This delightful semi-detached bungalow offers a wonderful opportunity for first time buyers or would make an easy to maintain retirement home. With two well-proportioned bedrooms and a spacious living room, this property is equipped with solid fuel-fired central heating and double glazing, ensuring warmth and comfort throughout the year.

Set on a good-sized corner plot, the bungalow benefits from ample outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Conveniently located, this bungalow is just a short distance from Lampeter and Llanybydder, providing easy access to local amenities, shops, and services. Additionally, the property is situated on a bus route.

Please note that this property is subject to a S157 local authority restriction.

Location



Attractively located in a tucked away position in the Bro Llan area of Llanwnen close to both Lampeter and Llanybydder and also within easy driving distance of Aberaeron and Carmarthen to the south.

Description



Semi detached bungalow in corner plot location offering comfortable 2 bedroomed accommodation with solid fuel fired central heating and double glazing.

Hallway

Via a front porch

Useful storage cupboard and separate airing cupboard with hot water cylinder.

Liiving Room

13'10 x 10'10 (4.22m x 3.30m)





A cosy room with a fireplace having Parkray stove with back boiler for the central heating and hot water supplies.
Double aspect windows for a nice light aspect

Kitchen/Diner

14'5 x 9'5 (4.39m x 2.87m)

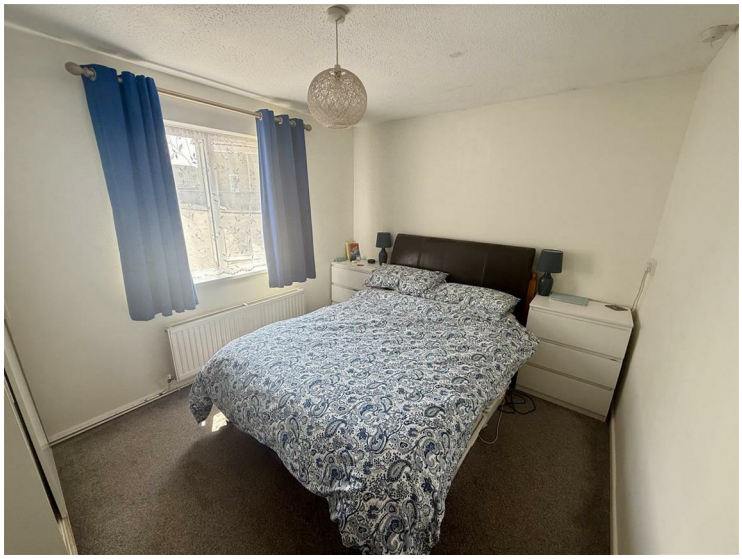


Having a bespoke range of kitchen units on two walls with sink, electric cooker space and space for washing machine.

Off the kitchen is a large pantry/utility cupboard which is a really useful storage space.

Bedroom 1

11'5 x 9'1 (3.48m x 2.77m)



Front bedroom with front window

Bedroom 2
11'1 x 7'1 (3.38m x 2.16m)



With rear window.

Bathroom



Having bath with shower over and tiled surround, wash basin and toilet radiator.

Rear Conservatory
10'1 x 5 (3.07m x 1.52m)



A useful space with rear door leading to the garden.

Gardens



The property is set in good sized plot with a garden shed and potential to create further parking.

Parking Area
Front parking area.

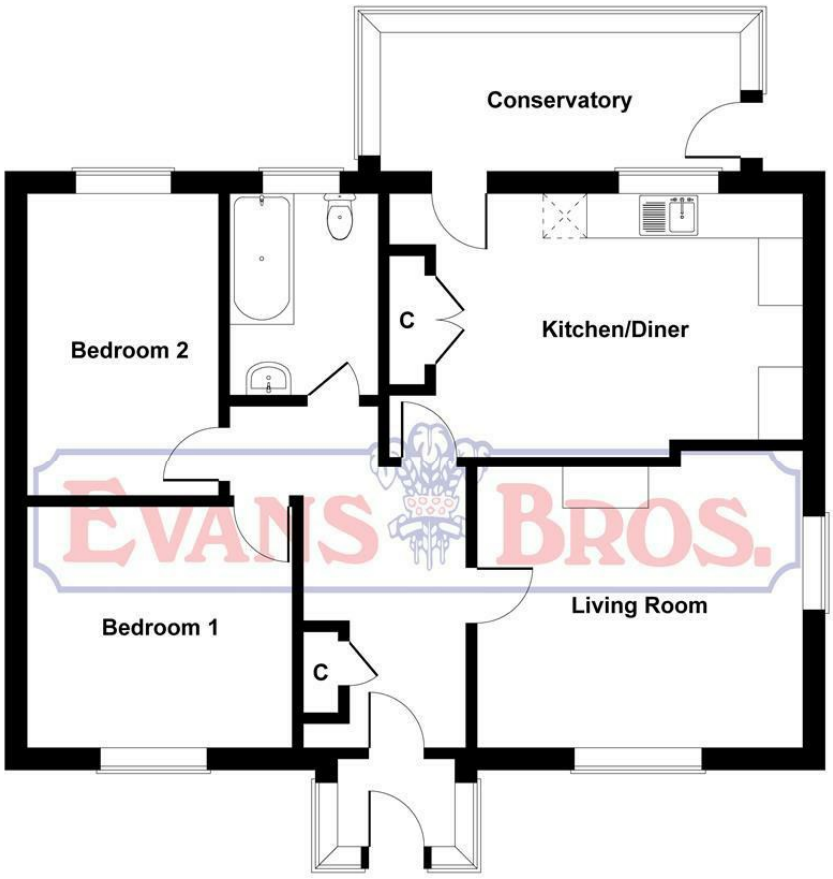
Council Tax
Band B at £1856.79 per year 2026/27.

Please note
Please note that the property is subject to a Section 157 Restriction under the Housing Act 1985, limiting ownership to purchasers who satisfy the Local Authority's qualifying criteria. Broadly, eligibility comprises purchasers who have lived or worked in Ceredigion for a continuous period of at least three years immediately prior to purchase, although other qualifying circumstances may also apply. Interested parties are strongly advised to make enquiries with Ceredigion County Council and seek advice from their solicitor to confirm their eligibility before proceeding.

Directions

From Lampeter take the A475 for approx 3 miles to Llanwnen mini round-a-bout, turn right onto the B4337 signed posted Cribyn/Temple Bar. Go approx 200yds and take 2nd turning on the right into Bro Llan.

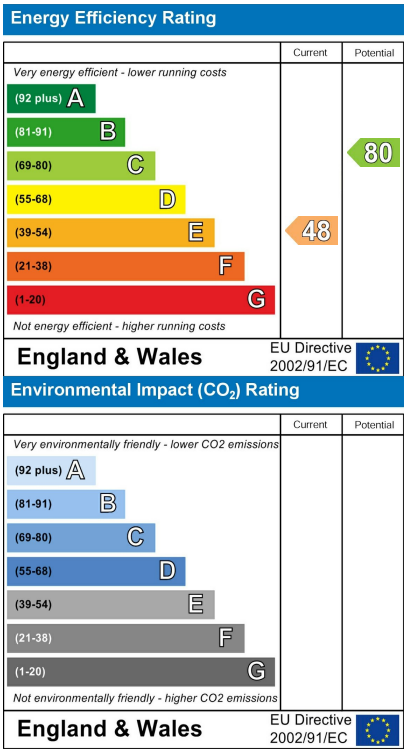
16 Bro Llan Llanwnen



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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