



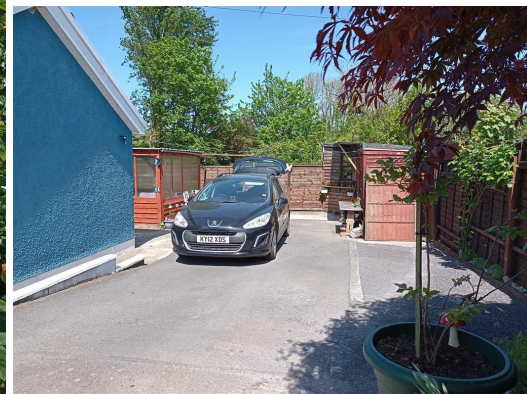
## The Smallholding Centre

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## 2 Bed Detached Bungalow

# £220,000



## Brookside, Lampeter Road Ystrad Aeron, Lampeter, SA48 8AE

Brookside is a 2 bedroom detached bungalow situated in the heart of the little village of Ystrad Aeron and benefits from being on a main bus route between Aberaeron and Lampeter Town and having a shop in the local garage a few hundred yards away. In the bungalow there is a hallway, 2 bedrooms (one currently used as a hobby room), lounge with woodburner, dining area, shower room, kitchen, conservatory / utility. Outside there is plenty of off street parking to the side with a number of useful storage sheds and a lovely decked area to the rear for sitting out in the sunshine. Overall a very comfortable retirement bungalow in a conveniently located position.

## Key Features

2 Bed Detached Bungalow

Centre Of Ystrad Aeron Village

On Main Bus Route / Near Garage Shop

Off Street Parking

Ideal Retirement Bungalow

5 Storage Sheds / Secure Gardens

Attractive Decking Area To Rear

Energy Rating: E



## Ground Floor

**Accommodation** - Entrance via double-glazed door into:

**Entrance Hall** - With door into:

**Bedroom 1** - 12' 2" x 9' 3" (3.73m x 2.84m) With double-glazed window to the front, electric radiator.

**Bedroom 2** - 9' 4" x 9' 1" (2.87m x 2.77m) With double-glazed window to the front, electric radiator.

**Kitchen** - 8' 11" x 8' 8" (2.74m x 2.66m) With UPVC double-glazed window to rear, a range of wall and base units with work-surfaces over, sink/drain unit, extractor hood, electric night storage heater, tiled splash backs, door out to:

**Conservatory / Utility Area** - With double-glazed windows, space and plumbing for washing machine, work-surfaces, double-glazed door out to rear.

**Inner Hallway** - Built in airing cupboard, door into:

**Shower Room** - With double shower cubicle, wash hand basin, low level flush WC, part-tiled walls, wall-mounted fan heater.

**Dining Area** - 8' 3" x 7' 4" (2.54m x 2.26m) With double-glazed French doors out to rear garden, electric heater, leading into:

**Living Room** - 13' 10" x 12' 2" (4.24m x 3.71m) With double-aspect UPVC double-glazed windows, multi-fuel stove, electric radiator.

## Exterior

**Externally** - The property is approached from the road via a gated tarmac driveway to the side of the property providing parking for 2/3 cars.

The garden has a paved patio area, flower beds with shrubs, a pergola, 5 timber sheds and a timber decked area. The whole garden is fully secured / fenced for the security of children / dogs.

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains water, mains electricity, mains drainage.

Council Tax: Band D, Ceredigion County Council (2024/25 charge: £2072.52)

**Directions** - From Lampeter, take the main A482 Aberaeron road and carry on for 7 miles, passing through Felinfach until arriving at Ystrad Aeron. Proceed through, passing the petrol filling station on your right, pass the left turn towards Llanarth (B4342) and Brookside is the next property on the right-hand side denoted by our For Sale board.



Kitchen



Shower Room



Dining Area



Lounge - View 1



Lounge - View 2



Hallway



Bedroom 1



Bedroom 2 - Used As A Hobby Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





Conservatory / Utility



Shed 1



Shed 2



Seating Area



Decking To Rear



Main Front View