



## The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk  
SA38 9AS

## 4 Bed Detached Bungalow

Offers in Region of

# £285,000



## Ystlys y Coed, Fforest Road Lampeter, SA48 8AN

Ystlys y Coed is a 4 bed detached bungalow within walking distance to the University town of Lampeter so benefiting from being close to but not in the town itself consequently the property has superb rural views over the surrounding countryside and Lampeter from the front gardens of the property.

In the property there is an entrance hall, living room, sitting room, 4 bedrooms (one with ensuite), utility, two further bath / shower rooms, kitchen / breakfast room and a dining room. Outside there are lawned gardens and seating areas to take full advantage of the views available and plenty of off street parking space with integral garage.

Although needing a little updating Ystlys y Coed has lots of further potential and is in a beautiful location giving the feeling of being in the countryside but still having the benefit of being within walking distance of Lampeter University and the town itself. NO ONWARD CHAIN.

## Key Features

4 Bed Detached Bungalow

Superb Rural Views Over Lampeter

Integral Garage & Driveway  
Parking

Could Use A Little Updating

Walking Distance To University

Close To Town But Not In Town

Three Bathrooms

Energy Rating: E



## Ground Floor

**Accommodation** - Entrance via UPVC door into:

**Entrance Porch** - With glazed panels, glazed panel door into:

**Entrance Hall** - With doors off to:

**Sitting Room** - 20' 9" x 17' 7" (6.33m x 5.36m) A good sized room with 2 UPVC double-glazed patio doors to the front with far-reaching views over the town, laminate flooring, radiator.

**Living Room** - 17' 8" x 12' 9" (5.41m x 3.89m) With patio doors to the front, again providing views over the gardens and Teifi Valley beyond, multi-fuel stove set on a slate hearth with ornate oak fire surround, radiator.

**Bedroom 4 (En-Suite)** - 10' 2" x 9' 3" (3.12m x 2.82m) With window, built-in cupboards and wardrobes, radiator, door to:

**En-Suite Wet Room** - A walk-in wet room with frosted glazed window, low level flush WC, wash hand basin, extractor fan, tiled flooring and walls, light/shaver socket.

**Dining Room** - 11' 6" x 9' 8" (3.53m x 2.97m) With UPVC double-glazed window to rear, laminate flooring, radiator, archway through to:

**Kitchen** - 18' 2" x 10' 7" (5.56m x 3.25m) With two UPVC double-glazed windows to rear, a good range of fitted wall and base units with work surfaces around, 1.5 bowl sink/drain unit, tiled splash back, space and point for gas cooker, space for fridge/freezer, laminate flooring, concealed spotlighting.

**Walk-in Pantry** - 9' 1" x 4' 3" (2.79m x 1.32m) Useful storage space.

**Utility Room** - 6' 5" x 6' 3" (1.98m x 1.93m) Of UPVC construction with door out to rear, 1.5 bowl sink/drain unit, space and plumbing for washing machine.

**Linen Cupboard** - With shelving.

**Inner Hallway** - Giving access to:

**Shower Room** - With frosted UPVC double-glazed window to rear, low level flush WC, wash hand basin, shower cubicle, heated towel rail.

**Bathroom** - With frosted UPVC double-glazed window to rear, panelled bath with shower over, low level flush WC, bidet, pedestal wash hand basin, majority tiled, radiator.

**Bedroom 1** - 12' 5" x 10' 0" (3.81m x 3.07m) With UPVC double-glazed window to the front, again with far-reaching views, 2 built-in wardrobes, radiator.

**Bedroom 2** - 17' 5" x 9' 6" (5.33m x 2.92m) With UPVC double-glazed window to front, again with far-reaching views, built-in wardrobes, radiator.

**Bedroom 3** - 10' 7" x 8' 2" (3.25m x 2.51m) With UPVC double-glazed window to rear, built-in wardrobes, houses the "Vaillant" combi boiler, laminate flooring, radiator.



As You Arrive ...



Dining Room - View 1



Dining Room - View 2



Kitchen-View 1



## Exterior

**Garage - 20' 0" x 11' 3" (6.12m x 3.45m)** Located on the lower ground level with electric up and over door.

**Externally** - The property is approached from a country road via a good concrete driveway providing plenty of parking/turning space. The property is in an elevated position which affords lovely far-reaching views over the Teifi Valley. The grounds are private with hedge boundaries and are well maintained with lots of pleasant areas to sit and enjoy the view. There are lawned landscaped gardens, patios and gravelled/decked seating areas and to the side of the property there is further potential for siting an elevated summer house should this be of interest.

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

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, LPG fired central heating.

Council Tax: Band E, Ceredigion County Council

**Directions** - From Newcastle Emlyn, take the A475 and proceed to Lampeter. When you reach Lampeter, at the mini-roundabout, turn left towards Aberaeron. Proceed past the university and continue. At the next roundabout, proceed straight over, remaining on the A482. Proceed past the Shell garage then turn right (sign-posted Silian) into Forest Road. Proceed up the hill for 100m and Ystlys y Coed is located on the left-hand side.

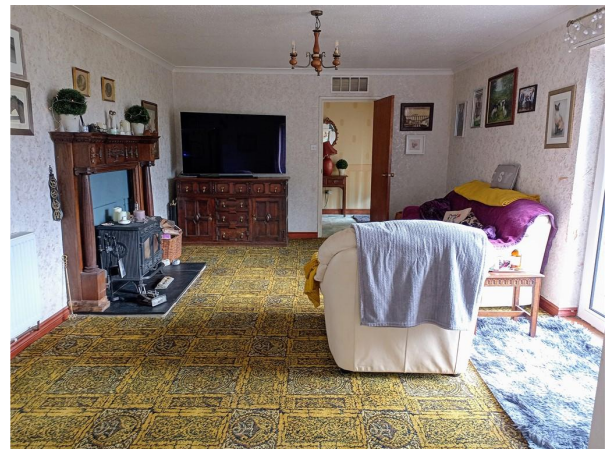
What 3 words: ///onions.romance.confining



Kitchen - View 2



Living Room-View 1



Living Room- View 2



Sitting Room

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72  C
55-68	D		
39-54	E	39  E	
21-38	F		
1-20	G		





Ensuite Bedroom



Bathroom



Bedroom



Bedroom



Seating Area To Front



Another View



Integral Garage



Views Over Lampeter Town





Front Gardens & Views



Parking Area



Rest And Relaxation ....



Surrounding Views



Garage, Bungalow & Driveway



Driveway & Views