

Regulated by:



RICS



Since 1989

Well Presented 2 Double Bedroomed Ground Floor Flat With Gas Fired Central Heating. Within Walking Distance Of Town Centre.



4 Penbryn, Lampeter, Ceredigion. SA48 7EU.

REF: R/8491

£80,000

ATTENTION 1ST TIME BUYERS / ATTENTION INVESTORS

***** Ground Floor Flat *** 2 Double Bedrooms *** New Kitchen and Bathroom *** New Flooring throughout *** Feature Picture Windows *** UPVC Double Glazing and Gas Fired Central Heating *** Garage *** Communal Gardens *** Of Leasehold Tenure**

Well positioned overlooking Lampeter Town with attractive views over the surrounding countryside, within walking distance of the Town Centre providing a good range of shopping, administrative & educational facilities, including the University of Wales Trinity Saint David Campus

GROUND FLOOR

Lobby

Via front entrance door with space for fridge/freezer.

Hallway

With laminated floor & radiator.

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m) With range of fitted kitchen units at base & wall level incorporating stainless steel sink unit, oven, hob & extractor, plumbing for automatic washing machine, gas fired wall mounted central heating boiler, radiator & extractor fan.



Lounge

15' x 13' 6" (4.57m x 4.11m) With 2 picture windows, 2 radiators & laminate flooring. Potential for independent ground floor access from front (subject to consent).



Lounge (Second Angle)



Front Bedroom 1

10' 7" x 10' 6" (3.23m x 3.20m) With radiator & picture window.



Rear Bedroom 2

11' 4" x 10' 6" (3.45m x 3.20m) With radiator, picture window & laminate flooring.



Bathroom

With 3 piece suite including bath, wash hand basin, w.c. & radiator.



EXTERNALLY

Garden

Communal gardens with clothes drying area.

Garage

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From our Office proceed along College Street to the mini roundabout. Turn left and immediately right up for Bryn Yr Eglwys. Turn first right for Penbryn and then turn left and Number 4 can be found in the second block of flats on your left hand side, as identified by the Agents 'for Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

