

Regulated by:



**RICS**



Since 1989

*A delightful pleasantly positioned 3 bedroomed detached bungalow on a sought after residential development. Lampeter, West Wales*



**Gelliaur 23 Bryn Steffan,, Lampeter, Ceredigion. SA48 8BS.**

**REF: R/3046/LD**

**£249,950**

\*\*\* Delightful and pleasantly positioned detached bungalow \*\*\* Deceptive and comfortable 3 bedroomed accommodation \*\*\* Mains gas central heating, UPVC double glazing and good Broadband speeds

\*\*\* Attached garage and valuable off street parking on a private driveway \*\*\* Appealing corner plot with generous grounds \*\*\* Lawned garden areas with flower and shrub borders \*\*\* Backing onto open country fields with nice views

\*\*\* A select and popular residential development \*\*\* Walking distance to all Town amenities \*\*\* Looking for a comfortable Family home or for retirement living - Contact us today to view



## LOCATION

Lampeter is located in the heart of the Teifi Valley, Bryn Steffan being a modern residential development of a cul-de-sac type on the edge of the Town and within walking distance of all its amenities, including the University of Wales Trinity Saint David Campus, also being 12 miles inland from the Cardigan Bay Coast at Aberaeron.

## GENERAL DESCRIPTION

Gelliaur is a sought after and deceptively spacious detached bungalow that offers comfortable 3 double bedroomed accommodation along with 2 reception rooms and pleasant and private garden areas. The property is situated on a select residential development on the outskirts of the popular Town of Lampeter.

The accommodation at present offers more particularly the following:-

### RECEPTION HALLWAY

With access via a UPVC front entrance door, radiator, cloak cupboard housing the mains gas central heating boiler.

### CLOAKROOM

With w.c., wash hand basin, radiator.

### LIVING ROOM

13' 5" x 13' 3" (4.09m x 4.04m). With radiator, T.V. point.



## KITCHEN

13' 0" x 8' 2" (3.96m x 2.49m). A fitted modern kitchen with a range of wall and floor units and breakfast bar, single sink and drainer unit, electric/gas cooker point and space with extractor fan over, plumbing and space for dishwasher, newly fitted Valiant gas boiler running all domestic systems within the property, radiator, picture window enjoying views over the rear garden.



### UTILITY ROOM

8' 2" x 4' 4" (2.49m x 1.32m). With plumbing and space for washing machine and tumble dryer, rear entrance door.

### INNER HALLWAY

Leading to

### DINING ROOM

11' 2" x 10' 0" (3.40m x 3.05m). With patio doors opening onto the garden area, radiator.





## REAR BEDROOM 1

12' 3" x 10' 0" (3.73m x 3.05m). With radiator, built-in wardrobe.



## EN-SUITE TO BEDROOM 1

With shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.

## FRONT BEDROOM 2

9' 4" x 8' 4" (2.84m x 2.54m). With radiator.

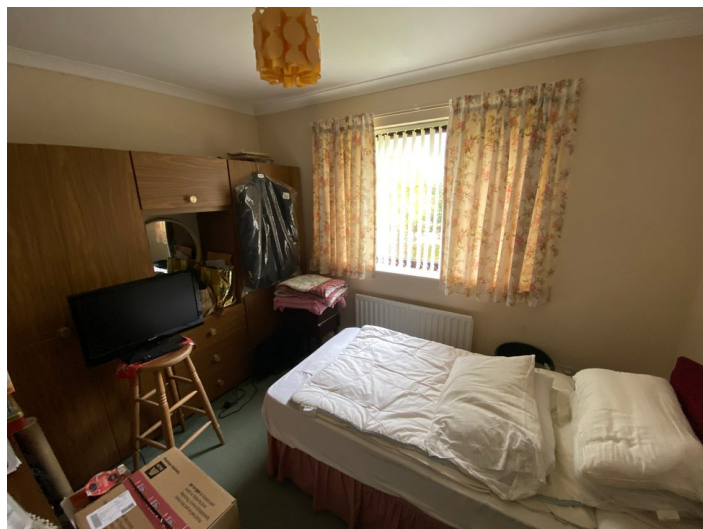
## BATHROOM

Comprising of a panelled bath, pedestal wash hand basin, low level flush w.c., shaver light and point, extractor fan, radiator.



## FRONT BEDROOM 3

11' 0" x 8' 5" (3.35m x 2.57m). With radiator.



## EXTERNALLY

### ATTACHED GARAGE

16' 0" x 18' 0" (4.88m x 5.49m). With up and over door.

### GARDEN

Enjoying a corner plot position with pleasant garden areas to the front, side and rear of the property, all being laid to lawn with a good range of flower and shrub borders and various ornamental trees. Truly delightful and all enjoying far reaching views to the rear over open countryside.





## GARDEN (SECOND IMAGE)



## GARDEN SHED

8' 0" x 10' 0" (2.44m x 3.05m).



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A delightful well positioned detached bungalow. Contact us today to view.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'E'.

## Services

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

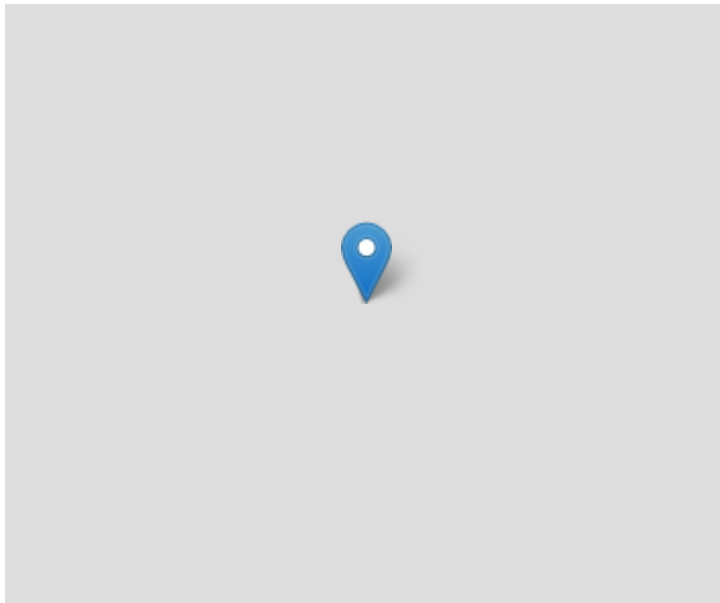
## Directions

From our Lampeter Office proceed down College Street and over the main roundabout and onto North Road. Continue up North Road and past the 'Shell Filling Station' and 'Huw Lewis Tyres' on your left hand side. Continue up the hill and the entrance to Bryn Steffan Development will be found on your left hand side. Continue down the hill, taking the second left hand turning and the property will be located on your right 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

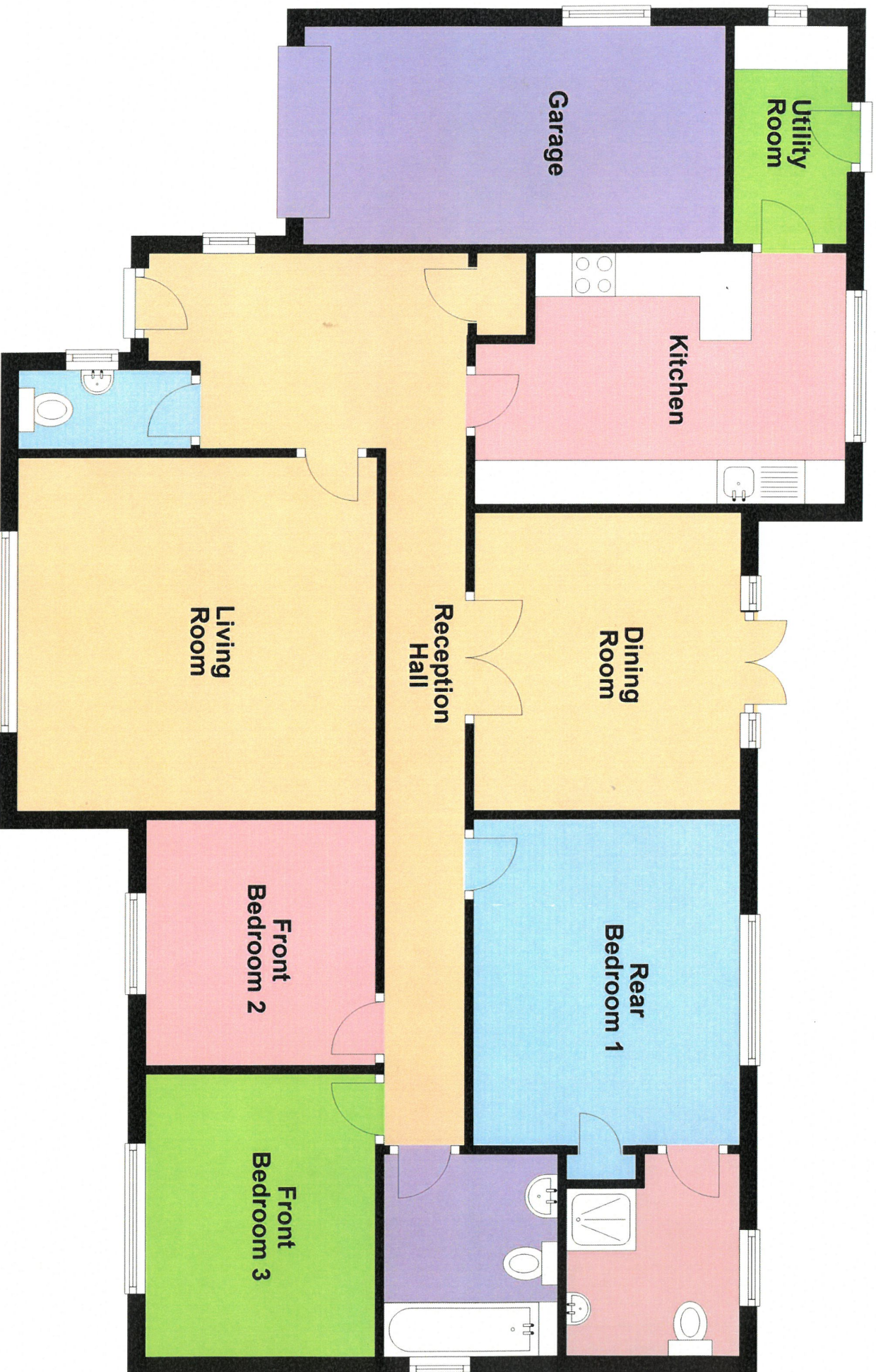


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.