

An impressive and sought after detached residence on a large corner plot with ample parking and landscaped gardens. Lampeter, West Wales



53 Bryn Steffan, Lampeter, Ceredigion. SA48 8BS.

£289,950

REF: R/5028/LD

*** A highly sought after and impressive detached residence *** Spacious and nicely appointed 3 bedroomed, 2 bathroomed accommodation *** Mains gas central heating and double glazing.

*** Generous corner plot with parking for several vehicles on a tarmacadamed driveway *** Landscaped rear garden being low maintenance and laid to Astroturf and gravelled patio areas *** Siberian Larch veranda with decking *** Useful range of outbuildings with workshop and two further good sized sheds, one of which is insulated

*** Popular location on the outskirts of Lampeter bordering open country fields *** Short walk to all Town amenities *** Popular residential development *** Viewings highly recommended *** The perfect Family home



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LOCATION

The property is well positioned on the outskirts of Lampeter and is a convenient walk to a range of local facilities within the Town. It also lies 12 miles inland from the Ceredigion Heritage Coastline at Aberaeron, 20 miles North from the County Town and Administrative Centre of Carmarthen with good access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

An impressive and sought after detached residence offering 3 bedroomed, 2 bathroomed accommodation. The property is nicely presented and benefits from mains gas central heating and double glazing.

Externally lies the true beauty with its generous corner plot offering ample parking on a tarmacadamed driveway . To the rear lies a private garden area being landscaped and low maintenance with Astroturf and gravelled patio areas.

A particular feature of the property is its Siberian Larch veranda with decking offering outdoor dining and entertaining area. There also lies a useful workshop and two good sized sheds, one of which is fully insulated.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a half glazed front entrance door, radiator, large cloak cupboard.

CLOAKROOM

With low level flush w.c., vanity unit with wash hand basin, radiator, extractor fan.



KITCHEN

12' 0" x 8' 2" (3.66m x 2.49m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, integrated electric oven, 4 ring gas hob, space for fridge/freezer, plumbing and space for automatic washing machine and dishwasher.



KITCHEN (SECOND IMAGE)**LIVING ROOM (THIRD IMAGE)****LIVING ROOM**

25' 7" x 16' 2" (7.80m x 4.93m). An impressive and spacious Family room housing the living and dining areas. A particular feature is the large cast iron multi fuel stove with an exposed flue, patio doors opening onto the veranda, four radiators, staircase leading to the first floor accommodation with understairs storage cupboard, part carpeted/part laminate flooring.

LIVING ROOM (FOURTH IMAGE)**LIVING ROOM (DINING AREA)****LIVING ROOM (SECOND IMAGE)**

FIRST FLOOR

LANDING

With a feature floor to ceiling window bringing fantastic light, access to the loft space.



REAR BEDROOM 3

9' 8" x 9' 5" (2.95m x 2.87m). With radiator.



BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, tiled flooring.



BEDROOM 2

15' 9" x 8' 2" (4.80m x 2.49m). With radiator, double aspect windows to the front and rear.



PRINCIPLE BEDROOM 1

14' 9" x 15' 0" (4.50m x 4.57m). With two windows overlooking the front garden area, radiator, built-in wall to wall wardrobes.



BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO PRINCIPLE BEDROOM 1

A contemporary styled 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., wash hand basin, shaver light and point, tiled flooring, radiator, extractor fan.



EXTERNALLY

VERANDA

Siberian Larch Bespoke built veranda extending to the length of the rear of the property providing a fantastic entertaining and socialising space providing an additional reception room to the property.



VERANDA (SECOND IMAGE)



VERANDA (THIRD IMAGE)



WORKSHOP

16' 4" x 13' 0" (4.98m x 3.96m). Of timber construction with concrete flooring, electricity connected, fitted work benches and shelving.



WORKSHOP (SECOND IMAGE)



SHED NUMBER 1

12' 0" x 6' 0" (3.66m x 1.83m). With electricity connected.



SHED NUMBER 2 (FULLY INSULATED)

12' 0" x 5' 0" (3.66m x 1.52m). With electricity connected.

FRONT GARDEN



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with an additional tarmacadamed driveway to the side offering parking for several vehicles.



REAR OF PROPERTY



VIEWS

Enjoying views over open farmland and countryside to the rear and side of the property.

AGENT'S COMMENTS

A most delightful and sought after detached Family residence on the outskirts of Lampeter.

TENURE AND POSSESSION

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

COUNCIL TAX

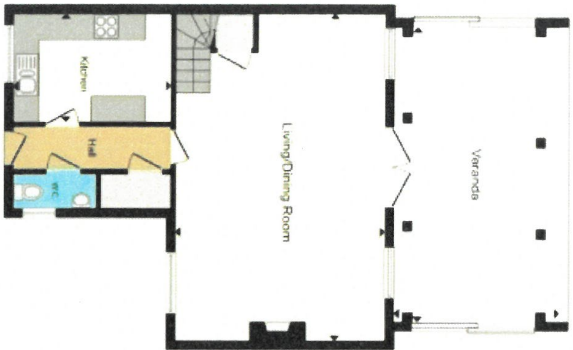
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

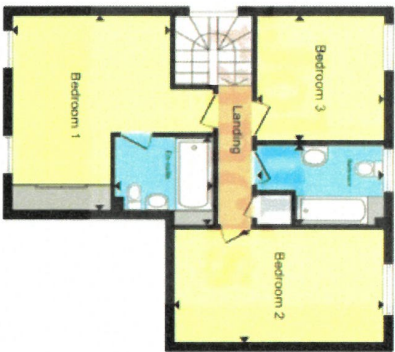
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

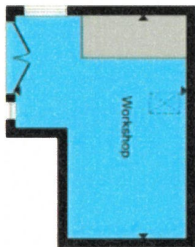
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband (Full Fibre to the premises - FTTP) subject to confirmation by your Provider.



Ground Floor



First Floor

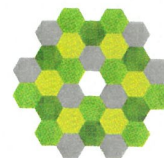


Outbuilding

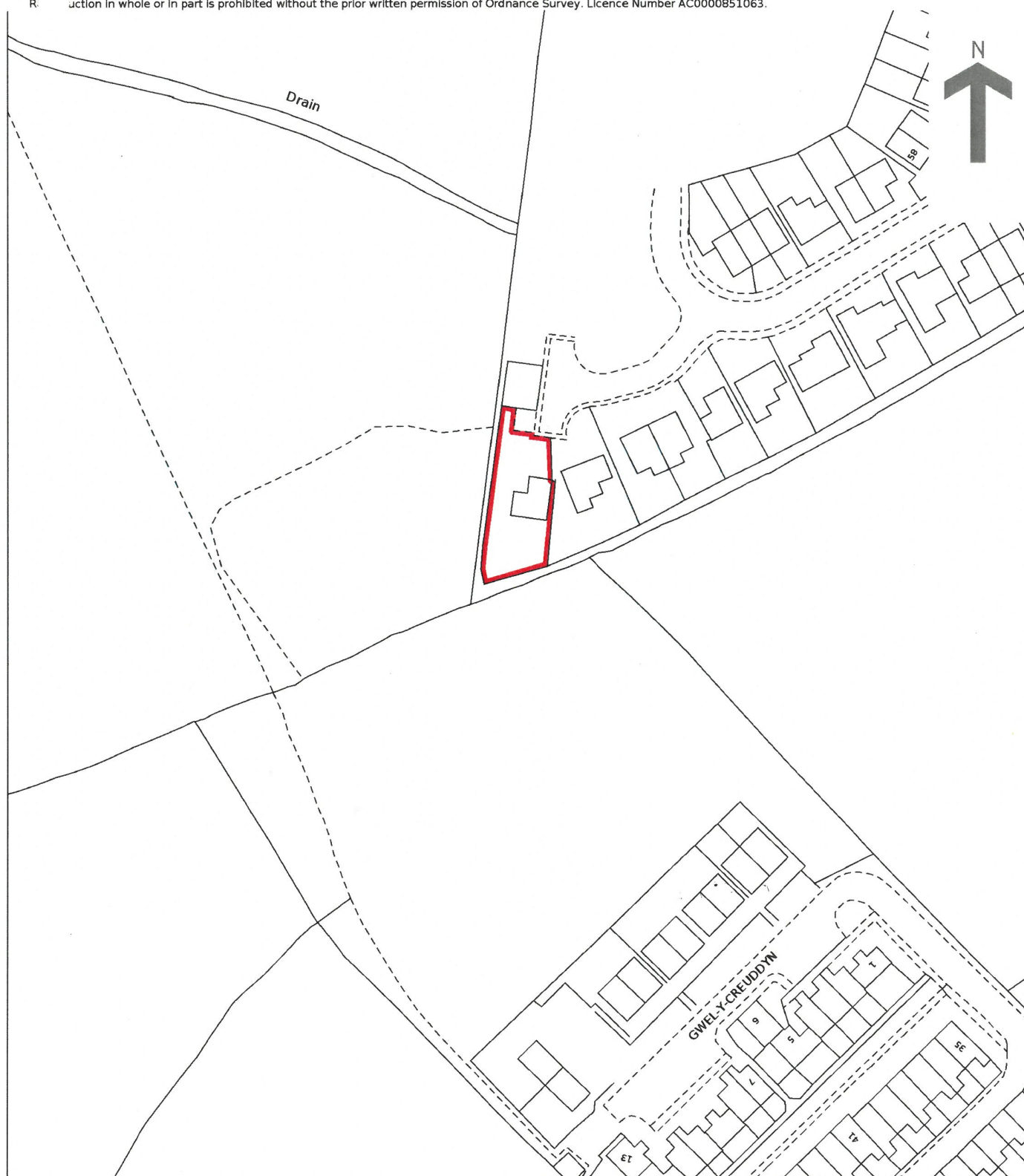
HM Land Registry

Official copy of title plan

Title number **CYM323860**
Ordnance Survey map reference **SN5748NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (73)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

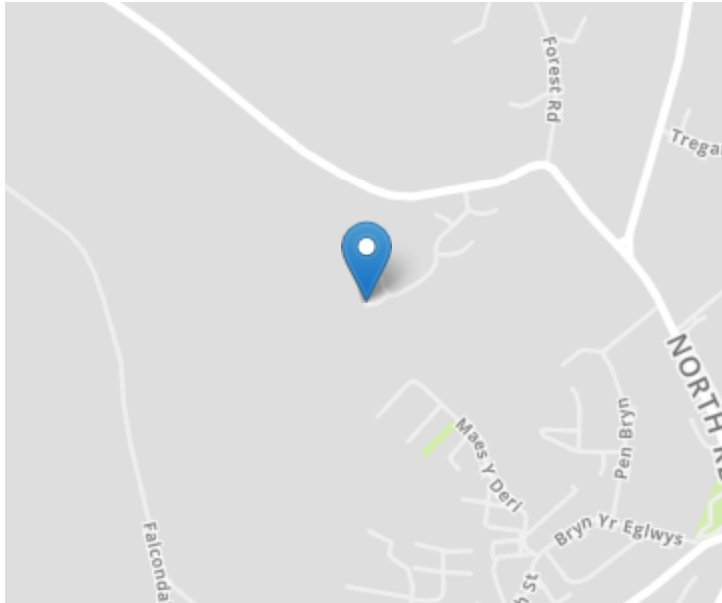
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions


From our Lampeter Office take the A482 towards Aberaeron. Pass the Shell Filling Station on your left hand side. Continue up the hill and around the bend and take the next left hand turning into the Estate. Continue through the Estate and the property will be located thereafter on your left hand side.

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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