

*A deceptive and substantial 3/4 bedroomed Town House on a popular residential cul-de-sac. On the outskirts of Lampeter, West Wales*



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

**£235,000**

**REF: R/4548/LD**

\*\*\* No onward chain \*\*\* Modern Family home \*\*\* A deceptive detached 3/4 bedroomed Town House arranged over three storeys \*\*\* Well positioned on a select residential cul-de-sac \*\*\* 3 bedroomed, 3 bathroomed accommodation \*\*\* Mains gas fired central heating, UPVC double glazing and good Broadband speeds available

\*\*\* Attached garage \*\*\* Three parking spaces to the front \*\*\* Attractive garden to the front and rear \*\*\* Enclosed rear garden with large concrete base for garden shed/greenhouse \*\*\* Lawned areas \*\*\* Covered decking area

\*\*\* Convenient to the Town Centre of Lampeter with an excellent range of facilities \*\*\* Primary and Secondary Schooling \*\*\* Contact us today to view



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

The property is well positioned within the popular residential cul-de-sac of Bryn Steffan located on the outskirts of the University Town of Lampeter yet within walking distance to all Town amenities, 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

A spacious detached three storied Town House offering 3 bedroomed, 3 bathroomed accommodation. The property offers a modern Family home set on a popular cul-de-sac. It benefits from mains gas central heating, double glazing and good Broadband connectivity and offers an enclosed garden to the rear and a large forecourt to the front offering space for three vehicles.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With wooden flooring, staircase to the first floor accommodation with understairs storage cupboard housing the Valliant mains gas central heating boiler.



## CLOAKROOM/W.C.

With tiled flooring, low level flush w.c., wash hand basin, extractor fan, radiator.



## KITCHEN/DINER

14' 10" x 10' 10" (4.52m x 3.30m). Being 'L' Shaped. A fitted kitchen with a range of wall and floor units with 1 / 2 sink and drainer unit with mixer tap, integrated electric oven, 5 ring gas hob, integrated washing machine and dishwasher, tiled flooring, patio doors opening onto the rear enclosed decking area.



## KITCHEN AREA





**DINING AREA**



**FIRST FLOOR**



**LIVING ROOM**

15' 0" x 13' 0" (4.57m x 3.96m). With a built-in entertainment unit, radiator, wooden flooring.

**LANDING**

With airing cupboard housing the hot water cylinder and immersion, shelving and radiator.



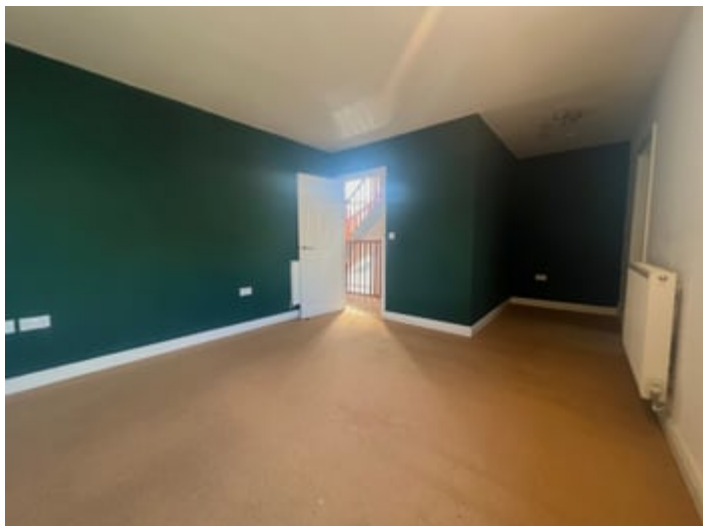
**FAMILY BATHROOM**

8' 0" x 7' 0" (2.44m x 2.13m). Having a modern White suite comprising of panelled bath with shower over, low level flush w.c., wall mounted wash hand basin, extractor fan.



**PRINCIPLE BEDROOM 1**

21' 0" x 11' 7" (6.407m x 3.536m). With fitted wardrobes, view over the rear garden, radiator.

**EN-SUITE BATHROOM TO BEDROOM 1**

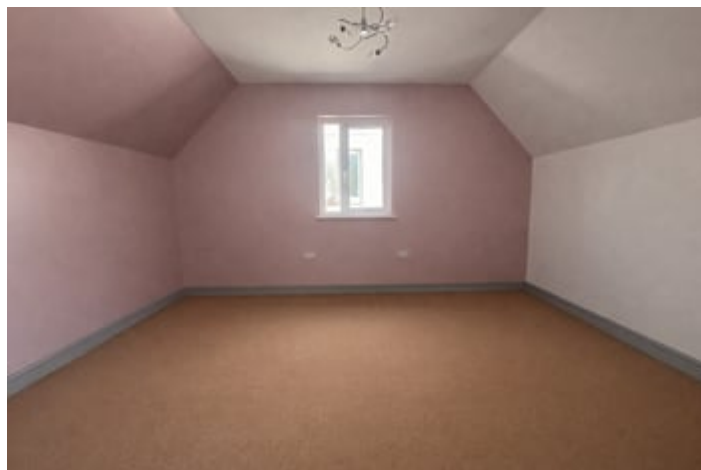
With a panelled bath with shower over, low level flush w.c., wall mounted wash hand basin, extractor fan.

**BEDROOM 2**

12' 9" x 12' 11" (3.890m x 3.929m). With radiator.

**DRESSING ROOM/BEDROOM 3**

13' 8" x 9' 10" (4.17m x 3.00m).





**SECOND FLOOR**

**SECOND FLOOR LANDING**

Leading to

**BEDROOM 4**



21' 0" x 19' 0" (6.40m x 5.79m). With radiator, enjoying views to the front over open farmland.

**DRESSING AREA/STUDY**



**EN-SUITE BATHROOM TO BEDROOM 4**

With a panelled bath with shower over, low level flush w.c., wall mounted wash hand basin, radiator, Velux roof window.



**EXTERNALLY**

**ATTACHED GARAGE**

16' 7" x 9' 7" (5.05m x 2.92m). With up and over door, electricity connected.



## REAR GARDEN

An enclosed rear garden area laid mostly to lawn with raised bed and a separate concreted base suiting a garden shed or a greenhouse.



## ENCLOSED DECKING AREA



Which is attached to the property and offers sheltered outdoor space.



## PARKING AND DRIVEWAY



An extended parking area to the front of the property with parking for three vehicles.

## REAR ELEVATION



## AGENT'S COMMENTS

A modern Family home in a sought after cul-de-sac. A must view.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## **COUNCIL TAX**

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

## **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 subject to confirmation by your Provider.

BETA

Land Registry



MapSearch Snapshot

Page 1



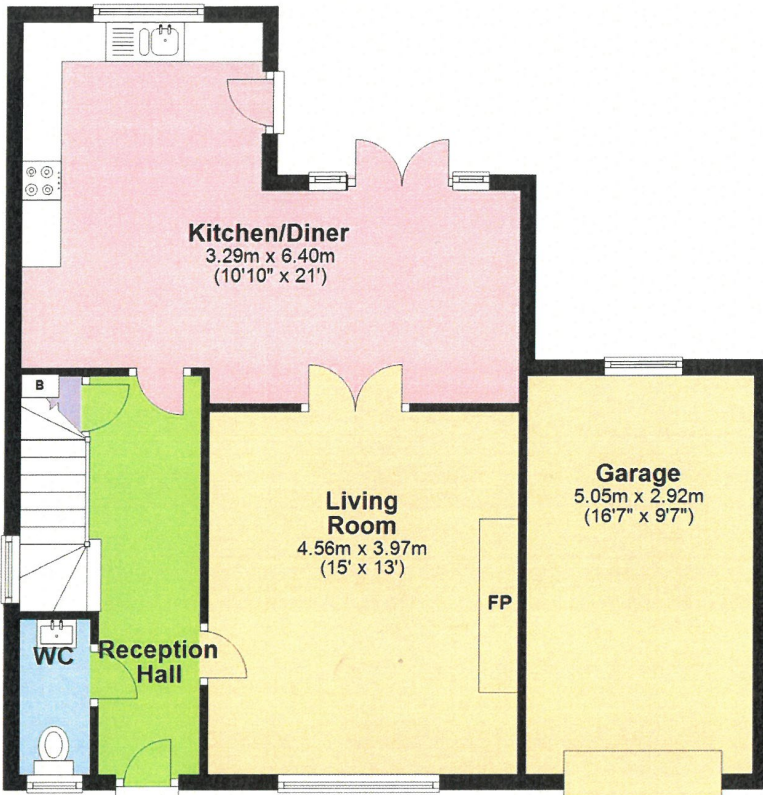
0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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 Data last updated 10:00pm 27 FEBRUARY, 2025

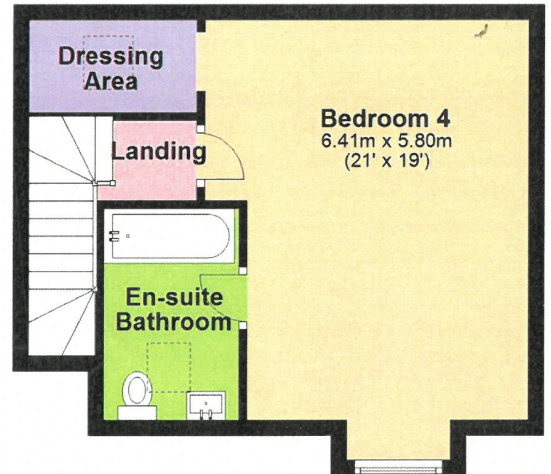
### Ground Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



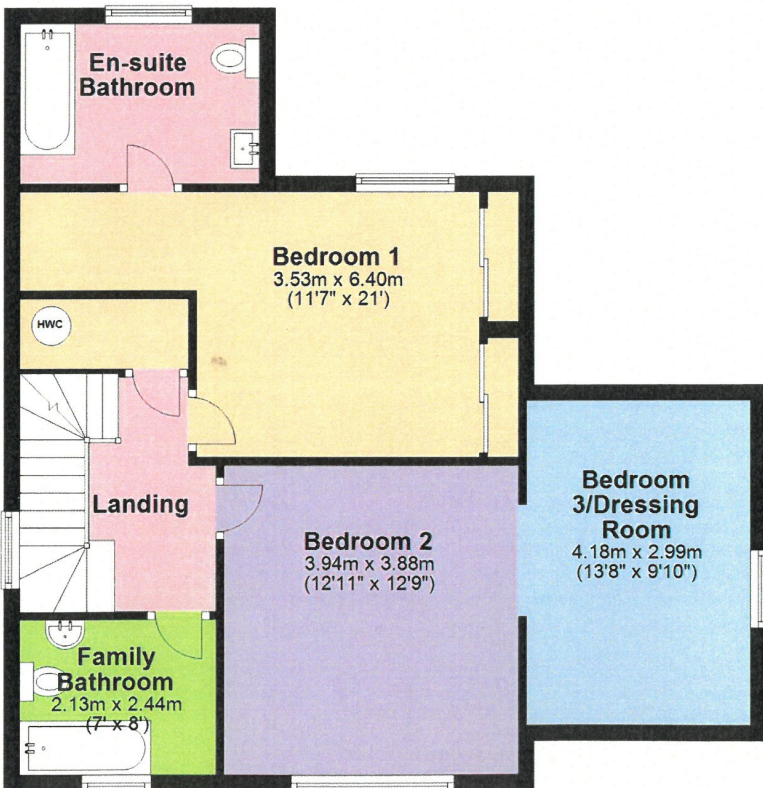
### Second Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



### First Floor

Approx. 67.0 sq. metres (721.3 sq. feet)



Total area: approx. 169.6 sq. metres (1825.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

61 Bryn Steffan, Lampeter

**Council Tax:** Band F

N/A

**Parking Types:** Garage. Private.

**Heating Sources:** Double Glazing. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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 Filling Station and Huw Lewis Tyres on your left hand side. Continue up the hill and around the bend and take the next left hand turning into Bryn Steffan Development. Continue down the hill. Continue to the right and the property will be located thereafter 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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(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 	

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

**Lampeter Office**  
**12 Harford Square**  
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