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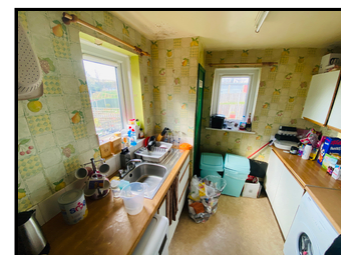
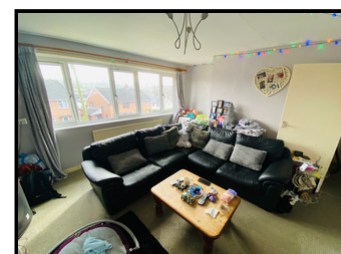


RICS



Since 1989

A convenient and deceptive first floor 2 bed roomed flat with enclosed garden. Lampeter Town Centre, West Wales



36 Bryn Yr Eglwys, Lampeter, Ceredigion. SA48 7ES.

REF: R/2757/LD

£75,000

*** No onward chain *** A conveniently located and deceptive first floor flat *** 2 bedrooms - In need of modernisation *** Conveniently positioned within the Town of Lampeter *** Having attractive views over the Town and open countryside

*** Leasehold Tenure - With approximately 80 years remaining (subject to confirmation) *** Suiting 1st Time Buyers or retirement living

*** Mains gas fired central heating and double glazing *** Within close walking distance to a range of local amenities within the Town

*** The property is surrounded by communal lawned garden areas *** The property benefits from a newly fenced secure rear lawned garden area with a small garden shed *** Contact us today

LOCATION

The property enjoys an elevated position overlooking the University Town of Lampeter and the Teifi Valley beyond, 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from Carmarthen. Lampeter offers a wide range of amenities with business and leisure facilities, along with both Junior and Senior Schooling, along with the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

The property, which is of LEASEHOLD TENURE, with approximately 80 years remaining (subject to confirmation), is of traditional block and brick construction with mains gas fired central heating and double glazing throughout. The flat provides ideal accommodation for 1st Time Buyers or retirement purposes. The accommodation at present offers more particularly the following:-

RECEPTION HALLWAY

With access via a UPVC front entrance door, staircase to the first floor accommodation, and also rear entrance door to the garden areas.

LANDING AREA

With radiator, access to the loft space, airing cupboard with shelving.

BEDROOM 1

12' 4" x 10' 8" (3.76m x 3.25m). With radiator, view over the rear garden.



LIVING ROOM

14' 4" x 12' 6" (4.37m x 3.81m). With radiator, TV. point, large picture window enjoying views over the Town and Teifi Valley.



BEDROOM 2

10' 2" x 10' 6" (3.10m x 3.20m). With radiator, views over the Town and the Teifi Valley.



BATHROOM

In need of modernisation, with a 3 pieces suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., radiator.



KITCHEN

10' 9" x 8' 0" (3.28m x 2.44m). A fitted kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine.



EXTERNALLY

GARDEN

A fenced rear garden area laid to lawn with a GARDEN SHED, concrete pathway leading from the rear of the property to the off lying garden area.



COMMUNAL GARDEN

Located to the front of the property is a communal garden area maintained by the Freeholder with concrete paths and steps leading to the front entrance door and onto the rear garden areas.

FRONT OF PROPERTY



VIEW FROM PROPERTY



TENURE AND POSSESSION

We are informed the property is of LEASEHOLD TENURE with approximately 80 years remaining.

There is an annual ground rent of £5.00 per annum.

Building Insurance cost of £46.00, plus VAT, per annum.

Service charge cost of approximately £26.00 per annum.

These charges are subject to confirmation.

COUNCIL TAX

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

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 throughout, telephone subject to B.T. transfer regulations, Broadband available.

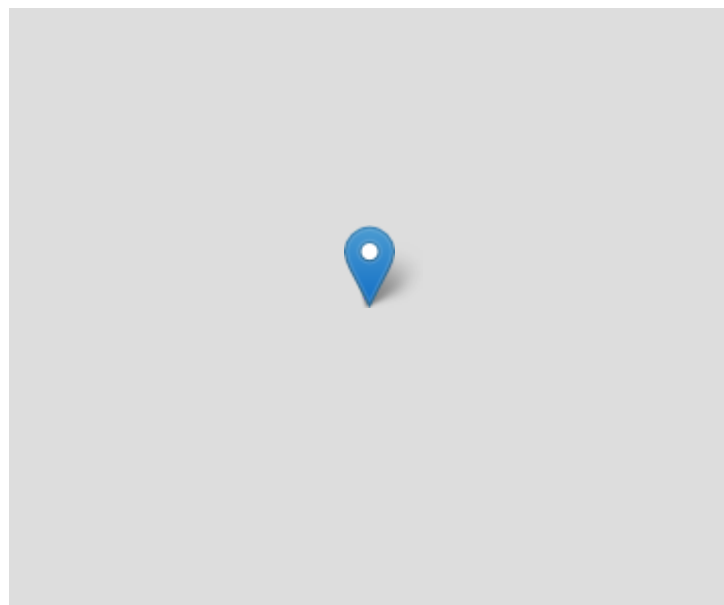
Directions

From our Lampeter Office proceed down College Street to the mini roundabout. Bear left at the mini roundabout for Bryn Road. Take the first right hand turning (opposite the Victoria Hall) up the hill for Bryn Yr Eglwys. The property can be found 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

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	