

Regulated by:



RICS



Since 1989

Refurbished spacious 3 bedroomed Family proportioned home. Near Lampeter, West Wales



10 Bro Tawela Silian, Lampeter, Ceredigion. SA48 8AT.

REF: R/1258/LD

£120,000

***** NEWLY REFURBISHED *** Modern Kitchen and newly carpeted and redecorated *****

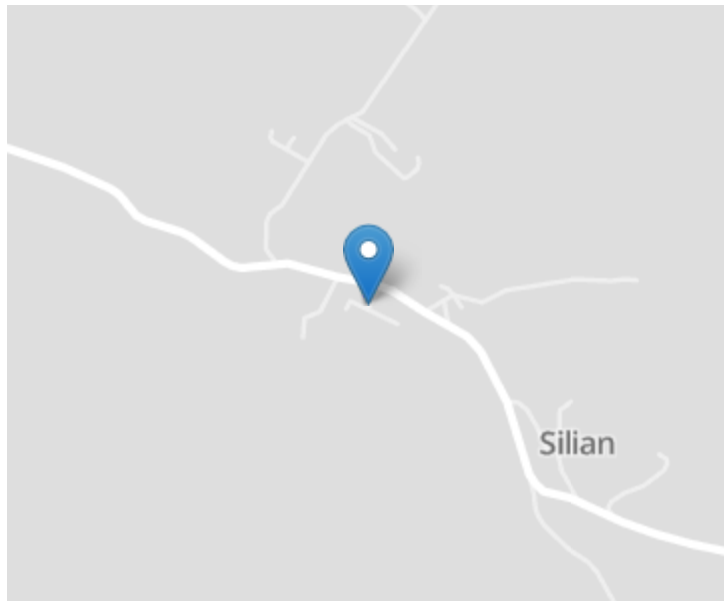
***** Get your foot on the property ladder *** Spacious 3 bedroomed Family proportioned accommodation**

***** Subject to a Local Occupancy Restriction - Section 156A of the Housing Act 1985**

***** Attention 1st Time Buyers *** Oil fired central heating boiler *** UPVC double glazing throughout**

***** Useful attached store shed *** Front and rear lawned garden with side Pedestrian access *** Backing onto open fields**

***** Quiet rural Village - 2 miles from the University Town of Lampeter - Contact us to view today !!**



LOCATION

Located in the rural Community of Silian, just over a mile from the University Town of Lampeter which offers a range of local and shopping facilities.

GENERAL DESCRIPTION

The placing of 10 Bro Tawela on the open market offers an opportunity of acquiring a spacious traditionally built 3 bedroomed semi detached property benefiting from oil fired central heating and UPVC double glazing throughout.

ENTRANCE HALL

Newly carpeted - accessed via a fully glazed UPVC front entrance door, radiator, timber staircase to first floor.



CLOAKROOM

With wash hand basin, low level flush w.c., ceramic tiled floor.



KITCHEN

12' x 11' 1" (3.66m x 3.38m). brand new modern fitted kitchen, range of wall and floor units, stainless steel sink and drainer unit. Fitted electric oven, 4 ring hob and extractor hood over. Rear entrance door and understairs storage cupboard.



KITCHEN (SECOND ANGLE)



LIVING ROOM

10' 8" x 23' (3.25m x 7.01m). With two radiators, double

aspect windows with views over the front and rear gardens.
Electric fire with decorative surround.



LIVING ROOM (SECOND ANGLE)



First Floor

LANDING

Having access to loft and two useful storage cupboards.

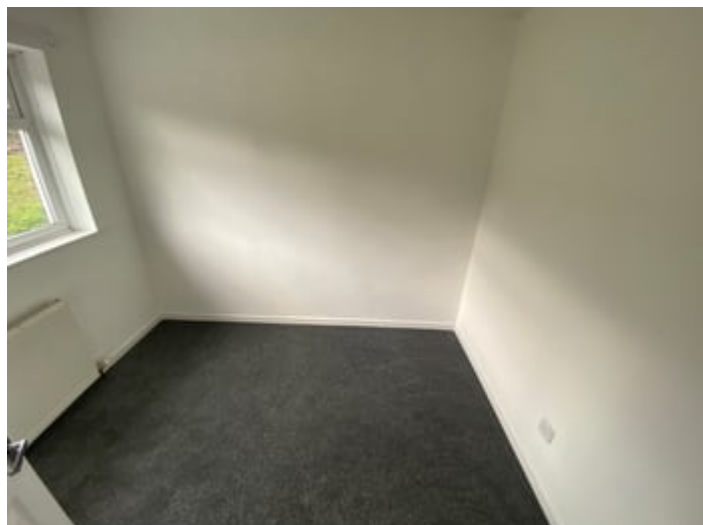
BEDROOM 1

11' x 10' 9" (3.35m x 3.28m). With radiator, built-in wardrobe.



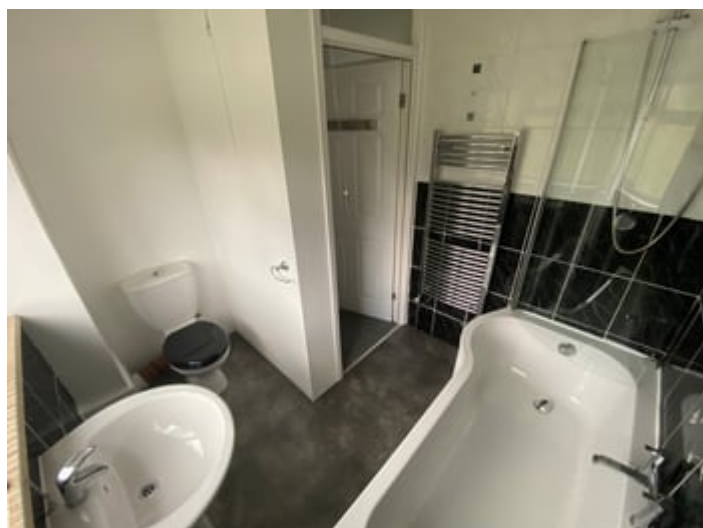
BEDROOM 3

8' 9" x 7' 9" (2.67m x 2.36m). With radiator, views to rear garden and open fields beyond.



BATHROOM

With panelled bath having electric shower over, low level flush w.c., heated towel rail, pedestal wash hand basin, ceramic tiled floor.



BEDROOM 2

12' 8" x 9' 9" (3.86m x 2.97m). With radiator, recess shelving.



Externally

FRONT GARDEN

Laid to lawn, with Pedestrian access to the front entrance door and to the rear of the property.

REAR GARDEN

Being enclosed with raised lawned area and patio, being private and secure.



BUILT-IN STORE SHED

Accessed via a side entrance door.

REAR OF PROPERTY



VIEW TO REAR



PLEASE NOTE

The property is subject to a Local Occupancy Restriction - Section 156A of the Housing Act 1985.

TENURE AND POSSESSION

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

SERVICES

We are informed the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

DIRECTIONS

From Lampeter take the A485 Tregaron road and continue out of Town for approximately 1 mile until arriving at a sharp right hand bend. Turn left at the bend signposted Silian and carry on for approximately 0.5 of a mile until arriving at Silian. Turn right at Bro Tawela Estate and the property can be seen right in front of you, as identified by the Agents 'For Sale' board.

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

