

Regulated by:



RICS



Since 1989

A well-positioned 2/3 bedroomed semi-detached bungalow with valuable off-road parking and fine views to the rear.



5 Ffynnonbedr, Lampeter, Ceredigion. SA48 7EH.

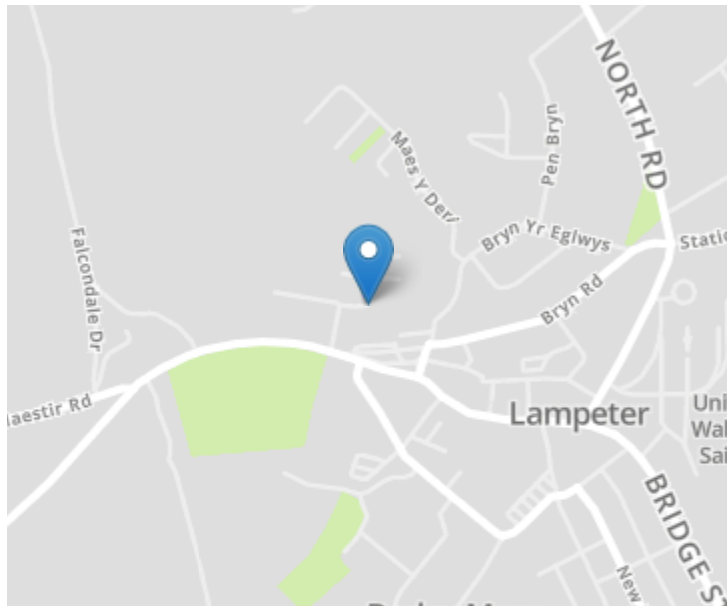
REF: R/3477/AL

£205,000

***** Convenient Town Property *** Well positioned and presented Semi-Detached Bungalow *** Mains Gas Central Heating *** UPVC Double Glazing *****

***** Low Maintenance Patio Area *** Valuable Off-Street Parking *** Suiting 1st Time Buyers or an Ideal Retirement Property For Those Looking To Downsize *** Decorated to a High Standard *****

***** Close to Ysgol Bro Pedr School and University of Wales Trinity Saint David Campus *** Within walking distance of a range of local amenities within the Town *** Contact us today to arrange a viewing *****



LOCATION

Lampeter is a bustling University Town located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at Aberaeron, 20 miles or so North of Carmarthen. The town offer a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling.

GENERAL DESCRIPTION

The property offers comfortable and modern accommodation. It is well positioned within the Ffynnonbedr Estate being in close proximity to all of the Town amenities. The property itself offers 2/3 Bedroomed Accommodation with a modern kitchen and bathroom.

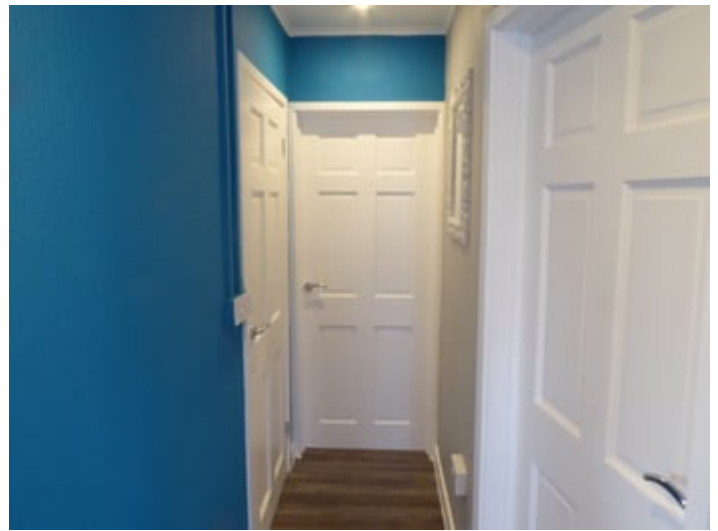
Externally the property benefits from secure low maintenance grounds and valuable off-street parking.

Overall the property suits both 1st time buyers or is perfect for someone looking to downsize and be within walking distance of the town centre.

The accommodation at present offers more particularly the following :-

RECEPTION HALL

Accessed via UPVC entrance door, Storage Cupboard and Radiator. Doors to;



LOUNGE

16' 2" x 11' 3" (4.93m x 3.43m). With double glazed windows to side, radiator, wood burning stove, ample sockets, TV point, storage cupboard housing Volkra Combi Boiler. Opening to;





KITCHEN

9' 4" x 11' 0" (2.84m x 3.35m) Modern Kitchen benefitting from Dual aspect Double Glazed Windows, Intergrated Fridge/Freezer, Electric Oven & Hob, Washing Machine, 1 1/2 Stainless Steel Sink with mixer tap, Breakfast Bar. Door to rear.



REAR PORCH

4' 0" x 14' 7" (1.22m x 4.45m) with Double Glazed Windows and UPVC Door to rear.

BEDROOM 1

13' 3" x 9' 10" (4.04m x 3.00m) Window to rear, Radiator, Built in Storage Cupboard, TV point.



BATHROOM

Modern Suite comprising of Pea Bath with Micra Shower over, low level w/c, pedestal sink, heated towel rail and double glazed window to fore.



BEDROOM 2

9' 6" x 6' 0" (2.90m x 1.83m) with double glazed window to fore, radiator.



BEDROOM 3/STUDY

10' 6" x 7' 0" (Max) (3.20m x 2.13m) Double Glazed window to fore, radiator.

EXTERNALLY

The property benefits from a low maintenance, graveled front, to the rear of the property is an enclosed patio area and also valuable off-road parking.



REAR OF PROPERTY



Services

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

Directions

From our Lampeter Office proceed along High Street. Continue past the Police Station and just past the Catholic Church. Turn right for Ffynnonbedr in Pontfaen Road. Continue half way up the hill, turning right. Continue on this road and the property will be 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

Virtual Video available on our Website –
www.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

