

*A newly refurbished and modern 3 bedroomed semi detached house with generous parking and rear garden. Edge of Lampeter, West Wales*



**3 Bryn Steffan, Lampeter, Ceredigion. SA48 8BS.**

**£190,000**

**REF: R/4788/LD**

\*\*\* No onward chain \*\*\* A newly refurbished and modern semi detached house \*\*\* Comfortable 3 bedroomed accommodation \*\*\* Brand new and stylish kitchen and bathroom \*\*\* Recently decorated and re-floored throughout \*\*\* Welcome addition of a rear conservatory \*\*\* Upgraded heating with mains gas central heating, UPVC double glazing and new front entrance porch

\*\*\* A blank canvas rear garden laid to patio and sloping garden \*\*\* Generous gated parking area with parking for four vehicles \*\*\* Fine views over the Town of Lampeter

\*\*\* Located on the edge of the University Town of Lampeter in a select residential development \*\*\* A short walk to the Town Centre and all of its amenities \*\*\* Also located on the Coast road to Aberaeron and Aberystwyth \*\*\* A modern Family home with no work required - Move straight in



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## LOCATION

Located on an established and sought after development on the edge of the University Town of Lampeter in the heart of the Teifi Valley, 12 miles inland from the Georgian and Harbour Town of Aberaeron and 22 miles North from the County and Administrative Centre of Carmarthen with access to the M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

A newly refurbished and modern 3 bedroomed house. Here lies an attractive and well presented home suiting a range of Buyers, be it 1st Time Buyers or Family Occupiers. The property itself has been upgraded with a brand new kitchen and bathroom suite and being newly decorated and floored throughout, as well as an upgraded heating system.

Externally it enjoys a gated driveway with ample parking on a tarmacadamed and gravelled driveway with a path to the side leading onto a blank canvas garden area with the Conservatory.

Therefore a property that deserves early viewing. A property completed to this standard does not come to the market often and is ready to move into. The list of upgrades is endless.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## FRONT PORCH

Of UPVC construction. Fitted in 2024.



## RECEPTION HALL

With walk-in cloak cupboard.

## W.C.

A new suite with a vanity unit with wash hand basin and low level flush w.c.





## KITCHEN

10' 8" x 6' 9" (3.25m x 2.06m). A Howden's two tone (Cream and Purple) fitted kitchen with a range of wall and floor units with laminate work surfaces over, 1 1/2 sink and drainer unit with mixer tap, space for electric cooker with fitted extractor hood over, integrated microwave, space and plumbing for automatic washing machine, tumble dryer and fridge/freezer, tiled flooring, separate extractor fan, window to the front. Kitchen fitted in 2024.



## LIVING ROOM

13' 5" x 15' 3" (4.09m x 4.65m). With staircase leading to the first floor accommodation, newly laid laminate flooring, radiator, door opening onto the Conservatory.



## LIVING ROOM (SECOND IMAGE)



## LIVING ROOM (THIRD IMAGE)



## CONSERVATORY

12' 6" x 7' 8" (3.81m x 2.34m). Of UPVC construction with tiled flooring, side entrance door to the garden area. Two years Warranty remaining.

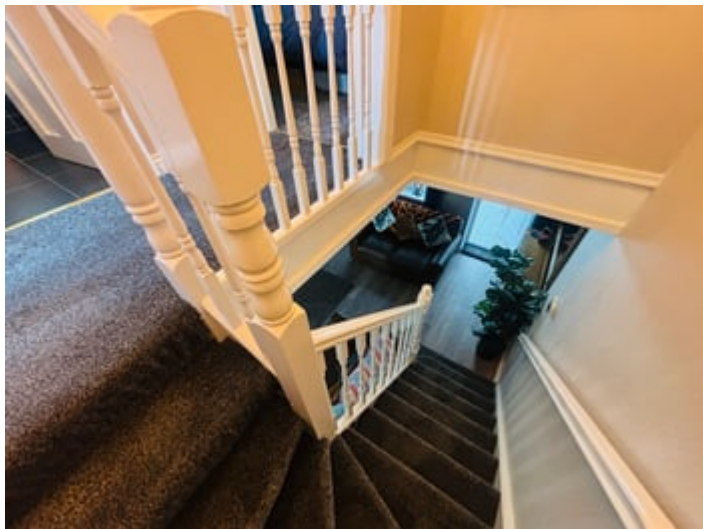




## FIRST FLOOR

### LANDING

Leading to



### BEDROOM 1

13' 7" x 8' 4" (4.14m x 2.54m). Enjoying views over the rear garden, radiator. Fitted fan light and lighting to be included within the sale.



### BEDROOM 1 (SECOND IMAGE)



## BATHROOM

A stylish recently refurbished 3 piece suite comprising of a jacuzzi bath with shower over, low level flush w.c, double door vanity vanity unit with wash hand basin, Matt Black heated towel rail, tiled flooring and part tiled walls, access to a boarded loft space with electricity and lighting. Bathroom fitted in 2024.



### BATHROOM (SECOND IMAGE)





## BEDROOM 2

10' 5" x 7' 3" (3.17m x 2.21m). With radiator, enjoying fine views over the Town of Lampeter. Fitted fan light and lighting to be included within the sale.



## BEDROOM 3

10' 6" x 5' 8" (3.20m x 1.73m). With radiator, enjoying fine views over the Town of Lampeter. Fitted fan light and lighting to be included within the sale.



## EXTERNALLY

### GARDEN

A blank canvas. The garden has been recently cleared to offer itself as a blank canvas to any discerning Owner. It is currently laid to a small patio area and a sloped garden with raised beds in place. The garden is private with a gated access point with a gravelled path leading to the front of the property.



### PARKING AND DRIVEWAY

The property enjoys a gated and secure parking area with a tarmacadamed and gravelled driveway with parking for up to four vehicles.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## PLEASE NOTE

There is a Ring Security and Camera System fitted within the property and can be included by negotiation.

## AGENT'S COMMENTS

A well positioned and nicely refurbished home in a popular residential estate.

## 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 - 'D'.

## 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 central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



|   |         |                        |
|---|---------|------------------------|
| H.M. LAND REGISTRY                              |         | TITLE NUMBER           |
|   |         | <b>WA795799</b>        |
| ORDNANCE SURVEY<br>PLAN REFERENCE               | SN 5748 | Scale<br>1/ 2500       |
| ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION |         | © Crown Copyright 1996 |

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SN 5748

Scale  
1/ 2500

ADMINISTRATIVE AREA

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

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Gated. 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 (72)

**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

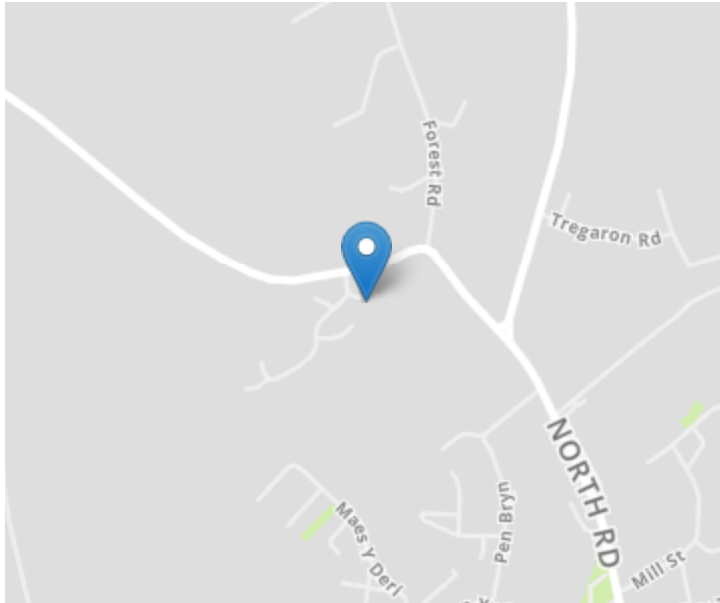
**Is the property listed?** No

**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 Aberaeron road passing the Petrol Filling Station and Protyre on your left hand side. Proceed up the hill and the entrance to Bryn Steffan can be found on your left hand side. Proceed into Bryn Steffan and take the first left hand turning. Number 3 Bryn Steffan will be the third property on your left 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'.

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+) <b>A</b>                              |           |   |
| (81-91) <b>B</b>                            |           | <b>87</b>   |
| (69-80) <b>C</b>                            | <b>72</b> |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| <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**  
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