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RICS



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A recently refurbished 2 bedroomed semi detached bungalow in a popular cul-de-sac. Lampeter, West Wales



64 Penbryn, Lampeter, Ceredigion. SA48 7EU.

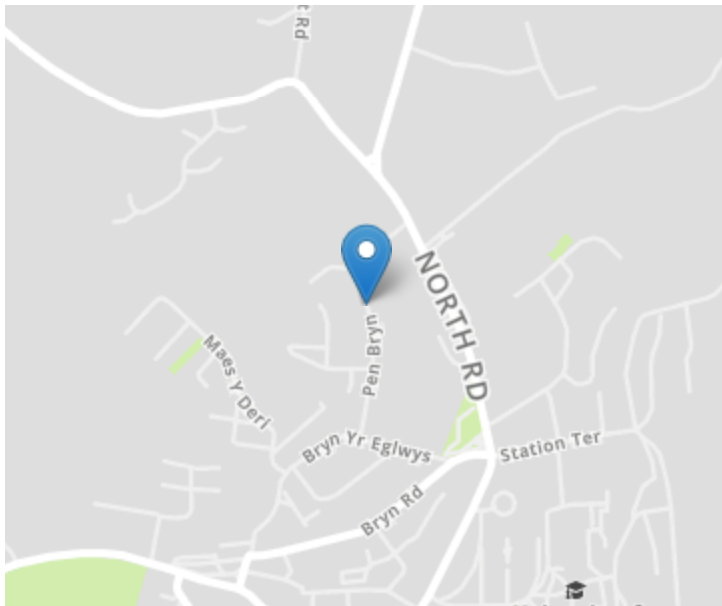
REF: R/3908/LD

£189,950

*** Recently refurbished semi detached bungalow *** 2 double bedroomed accommodation *** Modernised kitchen and bathroom suite *** Recently re-plumbed with mains gas central heating *** Double glazing and good Broadband connectivity

*** Useful attached garage/workshop *** Tarmacadamed and extended gravelled driveway *** Low maintenance rear patio area with fantastic and far reaching views over the Teifi Valley *** Further sloping garden in need of landscaping

*** Suiting 1st Time Buyers or retirement living *** Located in a popular residential cul-de-sac *** Walking distance to all Town amenities, Schools and the University of Wales Trinity Saint David Campus *** Only a 20 minute drive to the Cardigan Bay Coast at Aberaeron *** A property worthy of early viewing - Contact us today to view



LOCATION

The property is situated in the sought after address of Penbryn in Lampeter. The University Town offers a range of facilities and services including Local and National Retailers, Cafes, Bars, Restaurants, excellent Public Transport connections, Banks, Building Society, Junior and Senior Schooling, the University of Wales Trinity Saint David Campus, Doctors Surgery and Places of Worship.

GENERAL DESCRIPTION

The property is a recently refurbished and well positioned semi detached bungalow. The property offers 2 double bedrooomed accommodation along with an open plan kitchen/diner/living room and a newly bathroom suite.

Externally it sits on a low maintenance plot with an extended driveway to the front and to the rear a patio a sloping lawned garden area.

In all it enjoys a convenient position within the Town of Lampeter and enjoys fantastic views over the surrounding countryside.

The current Vendors have opted to create a more open plan living style with sliding patio doors opening onto the garden to enjoy the views.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN

10' 1" x 8' 0" (3.07m x 2.44m). Being open plan with a modern fitted kitchen with a range of base cupboards with a stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring gas hob, plumbing and space for automatic washing machine, space for a fridge/freezer, UPVC front entrance door.



LIVING ROOM

17' 5" x 15' 6" (5.31m x 4.72m). With sliding patio doors opening onto the rear patio with fantastic views, recently installed cast iron multi fuel stove with an open flue, stone effect tiled walls, tiled flooring, three radiators.



LIVING ROOM (SECOND IMAGE)



FRONT BEDROOM 1

10' 10" x 10' 0" (3.30m x 3.05m). With radiator.



REAR BEDROOM 2

11' 1" x 10' 1" (3.38m x 3.07m). With radiator.



BATHROOM

An upgraded bathroom suite with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, extractor fan, radiator, laundry/linen storage unit.



EXTERNALLY

ATTACHED GARAGE

21' 0" x 9' 0" (6.40m x 2.74m). With an up and over door, rear service door, newly fitted Ideal mains gas central heating boiler, new plumbing fittings throughout.

REAR GARDEN

To the rear lies a low maintenance large paved patio area with fantastic views over Lampeter and the surrounding countryside, side gated gravelled entrance connecting the front garden to the rear.



FURTHER SLOPING GARDEN AREA

There lies a further sloping garden area that leads down to a Pedestrian pathway. This section of area offers itself nicely to be landscaped and offers great potential.



PARKING AND DRIVEWAY

A tarmacadamed and extended gravelled driveway lies to the front of the property with ample parking.



VIEWS FROM PROPERTY



AGENT'S COMMENTS

A desirable bungalow in a sought after locality within the Town of Lampeter.

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 property - 'C'.

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, newly upgraded mains gas central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

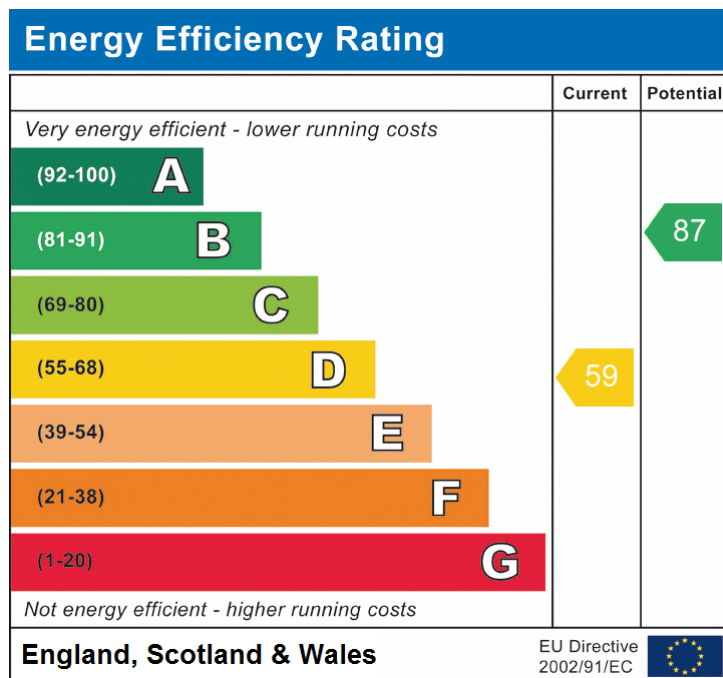
Directions

From our Lampeter Office proceed along College Street until reaching the mini roundabout. Turn left at the mini roundabout onto Bryn Road. Turn immediately right opposite the Victoria Hall. Proceed up the hill for Bryn Yr Eglwys. At the top of the hill take the first right hand turning for Penbryn. On entering the development carry straight on for 300 yards and 64 Penbryn will be found on your right hand side.

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages



H.M. LAND. REGISTRY		TITLE NUMBER
		WA 619922
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COUNTY DYFED		Scale 1/1250 Enlarged from 1/2500
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