

Regulated by:



Since 1989

A stylish 3 bed roomed house in a sought after development. Lampeter, West Wales



58a Bryn Steffan, Lampeter, Ceredigion. SA48 8BS.

REF: R/2875/LD

£160,000

*** A stylish well presented semi detached house *** Positioned on a sought after residential development *** Well appointed 3 bed roomed accommodation *** Mains gas central heating, UPVC double glazing and good Broadband speeds available

*** Low maintenance enclosed rear lawned garden *** Off street private parking with space for up to three vehicles *** Mains gas central heating, UPVC double glazing and good Broadband speeds available

*** Suiting 1st Time Buyers or Family or Family Occupiers *** Short walk to all Town amenities and on the road heading towards the Coast *** High insulative qualities *** Viewing highly recommended *** Walk Through Video available on our Website - www.morgananddavies.co.uk

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 Harbour Town of Aberaeron, 22 miles North from Carmarthen, with access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

The placing of 58a Bryn Steffan on the open market offers potential Purchasers an opportunity to acquire a stylish and modern 3 bedroomed home with a low maintenance rear garden and ample off street parking. The property is stylish, being well presented and decorated throughout, and currently consists of the following:-

RECEPTION HALLWAY

With a new UPVC front entrance door, laminate flooring, radiator, airing cupboard housing the Valliant combi gas fired central heating boiler that runs all domestic systems within the boiler.

CLOAKROOM



With a low level flush w.c., pedestal wash hand basin, extractor fan, radiator, tiled flooring.

KITCHEN



12' 2" x 8' 2" (3.71m x 2.49m). A modern fully fitted kitchen with a range of modern wall and floor units, stainless steel 1 1/2 sink and drainer unit, Siemens 4 ring gas hob, Siemens fan oven with Siemens extractor fan over, Siemens dishwasher, ceramic tiled flooring, plumbing and space for automatic washing machine.

LIVING ROOM



15' 7" x 14' 7" (4.75m x 4.45m). A nice light room with staircase leading to the first floor accommodation with understairs storage unit, picture window enjoying views over the rear garden, rear entrance door, TV. point, radiator.

FIRST FLOOR

LANDING

With access to an insulated loft space.

BEDROOM 1

14' 8" x 8' 6" (4.47m x 2.59m). With two windows enjoying views over the rear garden, radiator, telephone point.

BATHROOM

A modern suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., tiled flooring, extractor fan, radiator.

BEDROOM 2

12' 3" x 7' 6" (3.73m x 2.29m). With radiator.

BEDROOM 3

12' 3" x 6' 9" (3.73m x 2.06m). With radiator.

EXTERNALLY**GARDEN**

A low maintenance enclosed lawned rear garden with side gated access point and a large patio area.

GARDEN AREA

PARKING AND DRIVEWAY

Off street parking located to the front of the property with parking for up to three vehicles.

FRONT OF PROPERTY



WALK THROUGH VIDEO

Available on our Website – www.morgananddavies.co.uk

AGENT'S COMMENTS

A perfect 1st Time Buyer or Family Occupier's house in a convenient location.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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, good Broadband speeds available.

Directions

From our Lampeter Office take the A482 towards Aberaeron. Pass the Filling Station and Huw Lewis Tyres on your left hand side. Continue up the hill and around the bend and take the next left hand turning into Bryn Steffan Development. Continue straight down the hill and the property will 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

WALK THROUGH 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



