

*A sought after modern 3 bed roomed semi detached house. Bryn Steffan, Lampeter, West Wales*



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

£182,500

REF: R/4406/LD

\*\*\* A modern recently refurbished semi detached house \*\*\* Brand new kitchen and bathroom \*\*\* Positioned on a sought after residential development \*\*\* Well presented and decorated throughout \*\*\* Mains gas central heating, UPVC double glazing and good Broadband speeds available \*\*\* High insulative qualities and low running costs

\*\*\* Ample parking area to the front of the property \*\*\* Low maintenance enclosed rear lawned garden \*\*\* Highly sought after in a great location

\*\*\* Suiting 1st Time Buyers or Family Occupiers \*\*\* Short walk to all Town amenities and on the road heading towards the Coast \*\*\* Viewing highly recommended - Contact us today to view



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

## GENERAL DESCRIPTION

A modern and stylish recently refurbished semi detached house offering comfortable 3 bedroomed accommodation. The property enjoys the benefit of a recently fitted kitchen and bathroom along with mains gas central heating and double glazing.

Externally it enjoys a low maintenance enclosed garden area and a patio. To the front lies ample parking.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

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 stylish and modern fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, integrated fridge and freezer, integrated oven, 4 ring mains gas hob with extractor hood over, space for dishwasher, modern tiled flooring and walls, radiator.



**KITCHEN (SECOND IMAGE)**



**KITCHEN (THIRD IMAGE)**



**LIVING ROOM**



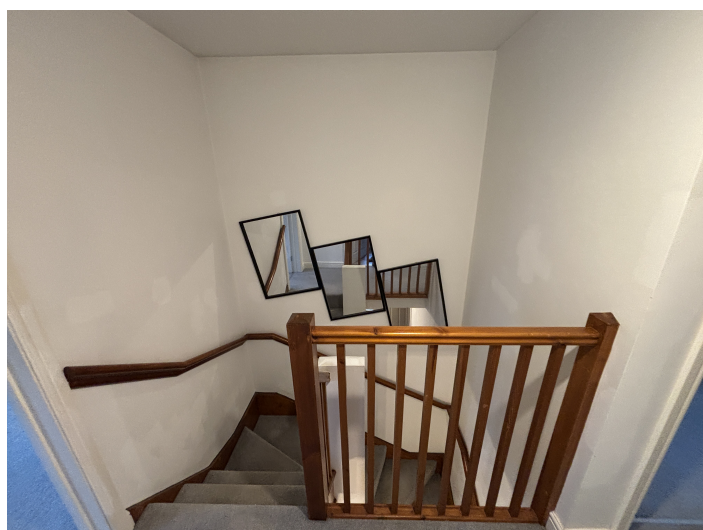
15' 7" x 14' 7" (4.75m x 4.45m). A nice light room with staircase leading to the first floor accommodation with understairs storage unit, picture window enjoying views over the rear garden, rear entrance door, T.V. point, radiator.

**LIVING ROOM (SECOND IMAGE)**



**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.



**BEDROOM 1 (SECOND IMAGE)****BATHROOM**

A recently modern and stylish fitted suite with a panelled bath with mixer tap and shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.

**BEDROOM 2**

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

**BEDROOM 3**

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

**EXTERNALLY****REAR GARDEN**

A particular feature of the property is its low maintenance enclosed lawned garden area with a side gated access point and large patio.

**REAR GARDEN (SECOND IMAGE)**



## PARKING AND DRIVEWAY



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

## FRONT OF PROPERTY



## AGENT'S COMMENTS

A perfectly positioned semi detached property being modern and stylish.

## 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 - 'C'.

## MONEY LAUNDERING REGULATIONS

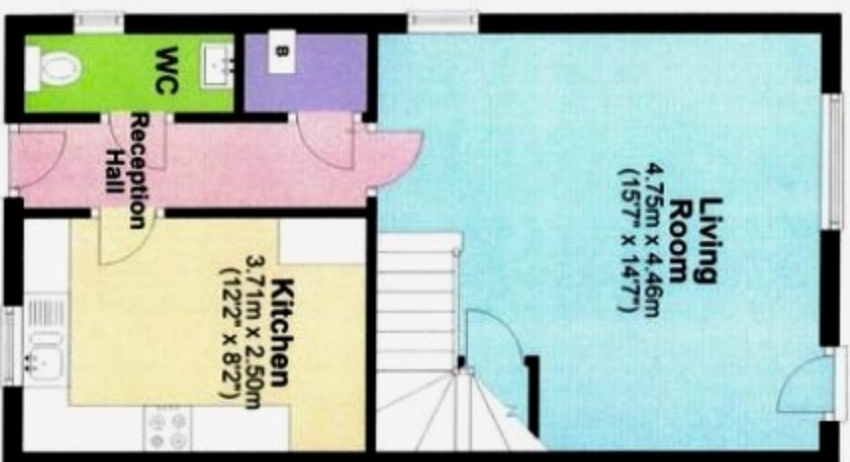
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)





# MATERIAL INFORMATION

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Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Timber Frame

EPC Rating: C (78)

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 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](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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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