

*Sought after position. A detached 3 bedroomed house with garage, rear garden and enjoying fine views. Lampeter, West Wales*



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

**£235,000**

**REF: R/4438/LD**

\*\*\* No onward chain \*\*\* A sought after locality in a select residential development \*\*\* Spacious 3 bedroomed detached house \*\*\* Attached garage/utility area \*\*\* Mains gas central heating, UPVC double glazing and good Broadband connectivity  
\*\*\* Perfectly suiting a Family home \*\*\* On the edge of the popular University Town of Lampeter

\*\*\* Terraced rear garden with large patio area \*\*\* Useful workshop, metal shed and log store \*\*\* Fine views to the rear over open farmland \*\*\* Ample parking area to the front

\*\*\* A short walk to all Town amenities on the road heading towards the Coast \*\*\* Viewings highly recommended - Contact us today to view



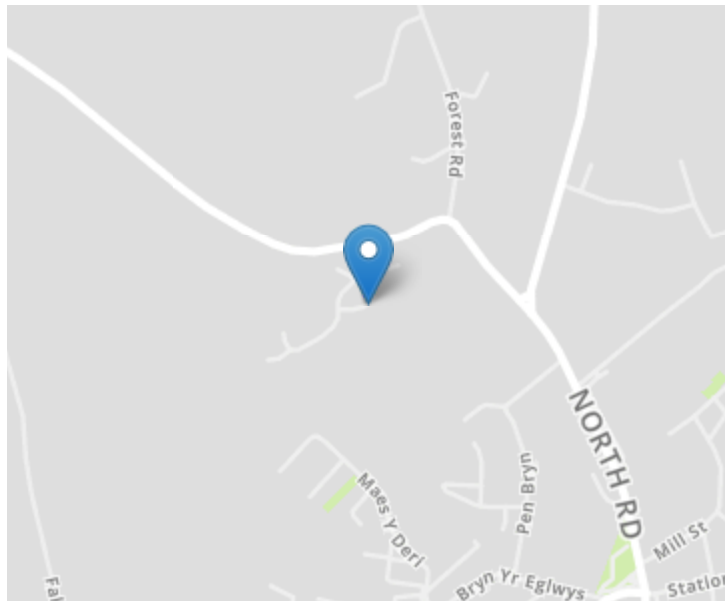
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## LOCATION

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 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 sought after detached Family home offering spacious 3 bedroomed accommodation. The property also benefits from an attached garage on a tarmacadamed driveway. To the rear there is a terraced garden area being low maintenance, laid to patio, and benefiting from a useful workshop, metal shed and wood store.

The property benefits from mains gas central heating, double glazing and Broadband connectivity.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With front entrance door, laminate flooring, radiator, cloak cupboard.

### W.C.

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



## KITCHEN



10' 2" x 7' 8" (3.10m x 2.34m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring gas hob with extractor hood over, plumbing and space for washing machine, space for upright fridge/freezer, radiator, tiled flooring.

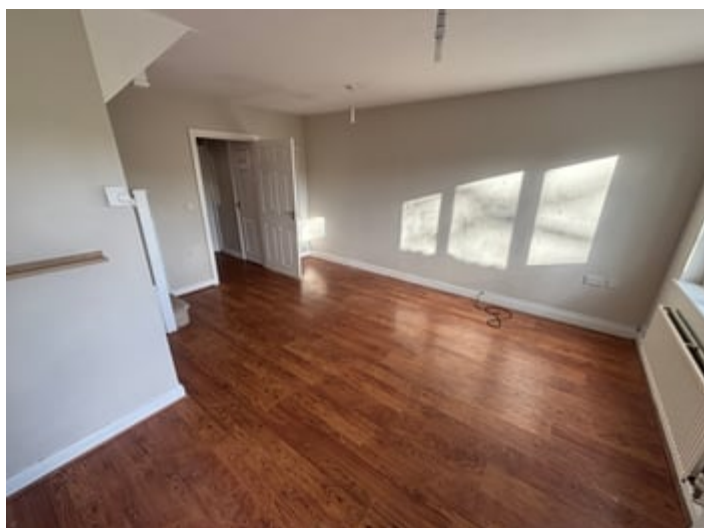
## LIVING ROOM

15' 7" x 13' 8" (4.75m x 4.17m). With staircase to the first floor accommodation, radiator, laminate flooring, half glazed UPVC entrance door to the rear garden area.





**LIVING ROOM (SECOND IMAGE)**



**ATTACHED GARAGE/UTILITY ROOM**

15' 9" x 9' 5" (4.80m x 2.87m). With an up and over door, rear UPVC service entrance door, fitted floor units with stainless steel oval sink, radiator, boiler cupboard housing the Vaillant mains gas fired central heating boiler.



**FIRST FLOOR**

## LANDING

With access to the loft space.

## FRONT BEDROOM 1

13' 8" x 13' 4" (4.17m x 4.06m). With radiator, two windows to the front.



## REAR BEDROOM 3

9' 4" x 8' 6" (2.84m x 2.59m). With radiator, enjoying views over the rear garden.



## FAMILY BATHROOM

A modern fully tiled suite comprising of a pea shaped panelled bath with double headed shower, vanity unit incorporating a wash hand basin and low level flush w.c., chrome heated towel rail, extractor fan.





## BEDROOM 2

16' 3" x 9' 9" (4.95m x 2.97m). With radiator, double aspect windows to the front and rear.



## EXTERNALLY

### WORKSHOP

9' 8" x 5' 6" (2.95m x 1.68m). With fitted floor units and canopy shelter front.



### METAL SHED AND WOOD STORE

## GARDEN



The property enjoys a low maintenance enclosed rear garden area being terraced with a patio and dwarfed block walls. The property benefits from paths to either side giving easy access connecting the front of the property to the rear.

## GARDEN (SECOND IMAGE)



## PARKING AND DRIVEWAY

A tarmacadamed driveway with ample parking.



## VIEWS

Fine views to the rear over open fields.

## FRONT OF PROPERTY



## REAR PROPERTY



## AGENT'S COMMENTS

A well positioned Family home offering great potential and low maintenance living.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

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

## 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.



# MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**Construction Type**

Modern Timber Frame

**EPC Rating:** C (71)

**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 taking the second turning on your left and the property will be located thereafter 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](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		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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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