

*A sought after and well positioned 3 bedroomed semi detached house. Lampeter Town Centre, West Wales*



**45 Penbryn Lampeter, Ceredigion. SA48 7EU.**

**£180,000**

**REF: R/4480/LD**

No onward chain \*\*\* Sought after and well positioned \*\*\* Spacious and well appointed semi detached house \*\*\* 3 bedroomed accommodation \*\*\* Newly decorated throughout \*\*\* Modern kitchen and bathroom \*\*\* Mains gas central heating, UPVC double glazing and good Broadband speeds \*\*\* Recently re-roofed and carpeted \*\*\* Perfectly suiting 1st Time Buyers/Investment Purchasers or for Family living

\*\*\* Low maintenance terraced garden area laid to lawn - South Westerly facing \*\*\* Off street parking for two vehicles to the front of the property \*\*\* Attached garage - Offering potential conversion for further living accommodation

\*\*\* The property enjoys great views to the front over the Teifi Valley and Lampeter Recreational Fields \*\*\* A popular and sought after cul-de-sac \*\*\* A short walk to all Town amenities \*\*\* Contact us today to view



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**CARMARTHEN**  
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## 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, Bank, Building Society, Junior and Senior Schooling, University of Wales Trinity Saint David Campus, Doctors Surgery and Places of Worship.

## GENERAL DESCRIPTION

A convenient and sought after semi detached property offering spacious and well appointed 3 bedroomed accommodation with a modern kitchen and bathroom. The property has undergone refurbishment in recent years and now benefits from mains gas central heating, double glazing, recently re-roofed and decorated throughout.

The property enjoys a popular location within a select development with fine views to the front over Lampeter and the surrounding countryside.

To the rear lies a terraced lawned garden, being low maintenance and private, and to the front off street parking area.

The property suits 1st Time Buyers/Investment Purchasers or Family Occupiers.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panels, radiator.

### LIVING ROOM

21' 6" x 11' 10" (6.55m x 3.61m). Having double aspect windows with a feature picture window overlooking the rear garden, radiator.



**LIVING ROOM (SECOND IMAGE)**



## KITCHEN

11' 6" x 11' 3" (3.51m x 3.43m). A modern fitted kitchen with wall and floor units with work surfaces over, stainless steel single sink and drainer unit, plumbing and space for automatic washing machine and dishwasher, radiator, electric oven, 4 ring hob and extractor hood over, Ideal Gas fired central heating boiler, rear entrance door, understairs storage cupboard.





## KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### LANDING

Leading to

### FRONT BEDROOM 1

12' 5" x 11' 7" (3.78m x 3.53m). With built-in cupboards.



### FRONT BEDROOM 2

12' 4" x 8' 0" (3.76m x 2.44m). With radiator, built-in cupboards.



### REAR BEDROOM 3

11' 10" x 8' 9" (3.61m x 2.67m). With radiator, view over the rear garden.



### SEPARATE W.C.

With low level flush w.c.



### BATHROOM

A modern suite comprising of a panelled bath with mixer tap, shower cubicle with Mira electric shower, vanity unit with wash hand basin, radiator, extractor fan.



## EXTERNALLY

### ATTACHED GARAGE

15' 5" x 8' 0" (4.70m x 2.44m). With an up and over door, side window, electricity connected.



### GARDEN

A pleasant low maintenance terraced garden area lies to the rear of the property with a large patio area ideal for outdoor dining and entertaining. The property enjoys a side gated entrance giving easy access onto the rear garden area.



### GARDEN (SECOND IMAGE)



### PARKING AND DRIVEWAY

Parking for up to two vehicles on the front forecourt with additional on street parking,

### REAR OF PROPERTY



### VIEWS

Convenient Town location with great views over the surrounding countryside and the Teifi Valley to the front.

### AGENT'S COMMENTS

A sought after property in a fantastic Town location.

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



**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (70)

**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

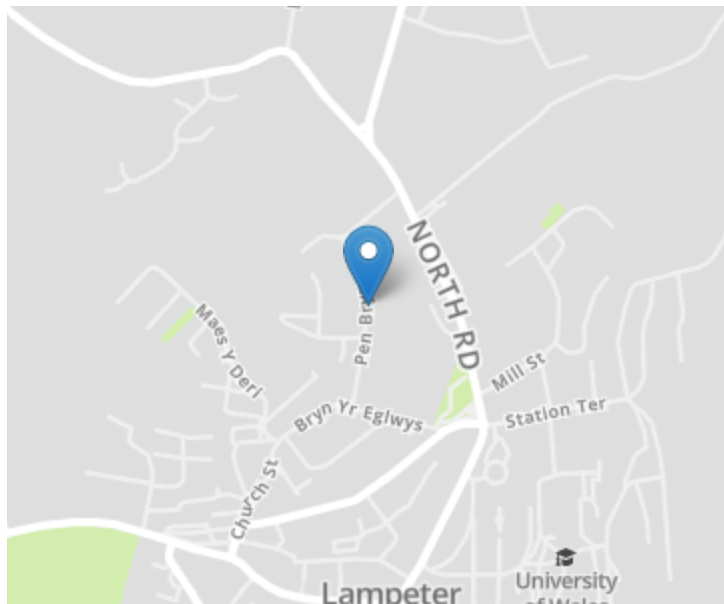
**Is the property listed?** No

**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 proceed along College Street. At the mini roundabout turn left for Bryn Road. Take the first right hand turning and proceed up the hill for Bryn Yr Eglwys and Penbryn. Take the first right hand turning towards Penbryn. Proceed over the junction and the property can be found 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>		84
(69-80) <b>C</b>	70	
(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**  
**12 Harford Square**  
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