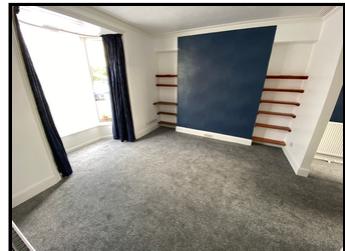


*Town Centre position. A refurbished three storied Town House with garden and parking.  
Lampeter, West Wales*



**Llysfaen, Bryn Road, Lampeter, Ceredigion. SA48 7EF.**

**REF: R/3223/LD**

**£215,000**

\*\*\* No onward chain \*\*\* Highly sought after residential locality \*\*\* Very well presented and convenient Town centre location \*\*\* Recently refurbished three storied mid terraced Town House \*\*\* 2 bedrooms with the possibility for more \*\*\* Useful cellar room - Potential for self contained annexe (subject to consent) \*\*\* Nicely presented throughout - Newly carpeted and decorated \*\*\* Deceptive and pleasant with ample light \*\*\* Mains gas central heating, UPVC double glazing and Broadband available

\*\*\* Attractive and well maintained rear walled garden with lawn, patio and various shrubbery plants \*\*\* Valuable off street parking via a gated rear entrance \*\*\* Rear balcony with fine views over the Town

\*\*\* Level walking distance to all Town amenities - Especially Sainsbury's Supermarket \*\*\* On a regular Bus route \*\*\* Contact us today to view

## LOCATION

The property is located within the popular district of Bryn Road within the Town Centre of Lampeter. It enjoys a convenient position, being within easy walking distance to Sainsbury's Supermarket and a wide range of other Shopping, Banking and Educational facilities. The property is within easy walking distance to the University of Wales Trinity Saint David Campus.

Lampeter lies 12 miles inland from the Ceredigion Heritage Coastline at Aberaeron, 20 miles North from the Administrative Centre of Carmarthen, being the gateway to the M4 Motorway and National Rail Networks and the regional Glangwili General Hospital.

## GENERAL DESCRIPTION

Llysfaen is a traditionally built mid terraced three storied Town House offering refurbished 2 bedroomed accommodation with great possibilities of further bedroom space within the lower ground cellar rooms. The cellar also offers itself nicely as an annexe (subject to the necessary consents being granted). The property has been refurbished in recent times, having been decorated and re-carpeted, and having a new kitchen. In all a property worthy of early inspection. It enjoys a prominent and highly appealing location and within walking distance to all of its Town amenities. The property in particular offers the following:-

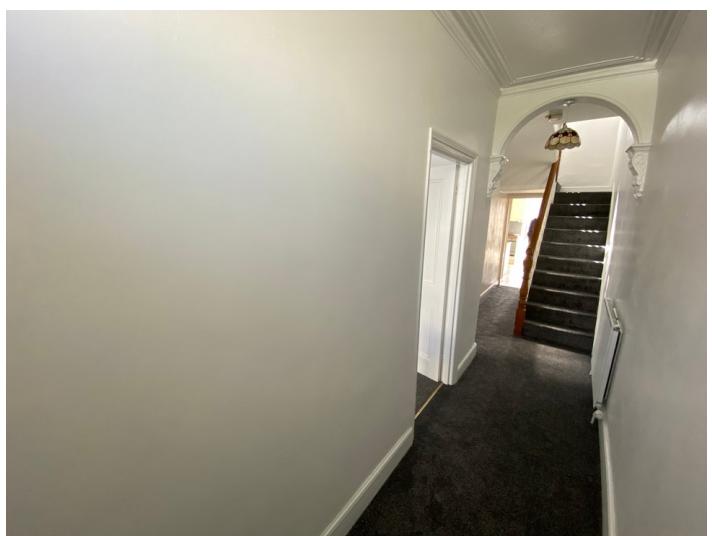
## FRONT OF PROPERTY



## GROUND FLOOR

### RECEPTION HALL

With access via a UPVC front entrance door, radiator, newly carpeted, original staircase to the first floor accommodation, access door down to the Cellar rooms.



### LIVING ROOM

12' 0" x 11' 10" (3.66m x 3.61m) into bay. With radiator, alcove shelving, newly carpeted, open archway through to the Dining Area.



## DINING AREA

12' 0" x 10' 4" (3.66m x 3.15m). With window to the rear enjoying views over the rear garden and the Town of Lampeter, a particular feature being the glazed period storage cupboard, radiator, newly carpeted.



## KITCHEN

11' 3" x 10' 0" (3.43m x 3.05m). With a Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, integrated electric oven, 2 ring hob, under counter fridge space, UPVC rear entrance door.



## KITCHEN (SECOND IMAGE)



## CLOAKROOM

With a low level flush w.c.

## LOWER GROUND FLOOR

### ROOM 1

16' 6" x 11' 10" (5.03m x 3.61m). Possible play room, office space, gym, etc.

### UTILITY ROOM/POSSIBLE BEDROOM 3

16' 11" x 11' 5" (5.16m x 3.48m). With original quarry Red and Black quarry tiled floor, recently fitted Ideal mains gas central heating boiler running all domestic systems within the property, plumbing and space for automatic washing machine, window to the rear garden.



## GARDEN STORE

12' 2" x 7' 5" (3.71m x 2.26m). With newly fitted UPVC rear entrance door to the garden area.



### PLEASE NOTE

This Cellar offers itself nicely to be converted and offered as an annexe (subject to the necessary consents being granted).

## FIRST FLOOR

### GALLERIED LANDING

With radiator, access to the loft space, newly carpeted.



## BATHROOM

Having a pleasant 3 piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level flush w.c., extractor fan, shaver light and point, newly fitted blinds and flooring.



### FRONT BEDROOM 1

11' 10" x 10' 6" (3.61m x 3.20m). With Victorian style feature fireplace and surround, newly carpeted.



## REAR BEDROOM 2

12' 0" x 10' 0" (3.66m x 3.05m). With Victorian style feature fireplace and surround, newly carpeted, window to the rear with views over the garden.



## EXTERNALLY

### FORECOURT

A front railed forecourt.

### REAR OF PROPERTY



## REAR GARDEN

A particular feature of this property is its attractive walled rear garden being laid mostly to lawn with a stone walled boundary and various shrubbery plants. In all being very low maintenance and providing a fine view from the property.



### GARDEN (SECOND IMAGE)



### BALCONY AREA

Accessed directly from the Kitchen. Ideal for al fresco dining and a place to sit and enjoy the fine views over the Town.

## PARKING AND DRIVEWAY

Gated parking to the rear accessed via a service lane.



## AGENT'S COMMENTS

A fantastic Town position with a well presented 2 bed roomed property.

## 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 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, Broadband available. The property is newly carpeted and decorated throughout.

## Directions

From our Lampeter Office continue down College Street to the mini roundabout. Turn left for Bryn Road. After the turning for Sainsbury's Car Park the property can be found thereafter 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'.

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