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RICS



Since 1989

A 3 bed roomed detached bungalow enjoying a convenient Town Centre location. Lampeter, West Wales



Bryn Meuog, Barley Mow, Lampeter, Ceredigion. SA48 7BY.

REF: R/3317/LD

£180,000

*** No onward chain *** Town Centre position *** Deceptive 3 bed roomed detached bungalow ***
In need of sympathetic modernisation and general modernisation *** Mains gas heating and UPVC
double glazing

*** Low maintenance grounds with lawned garden *** Ample off street parking - Potential for further
garden area *** Useful lean-to porch

*** Within close proximity to Ysgol Bro Pedr School *** Walking distance to the Town Centre and all of
its amenities *** Convenient retirement living or for Family purposes *** Contact us today to view



LOCATION

Situated in the heart of the University Town of Lampeter, within walking distance to all local facilities, within easy reach of the Ceredigion Heritage Coastline at Aberaeron, which is approximately 13 miles distant, some 25 miles North from Carmarthen, being the gateway to the M4 Motorway.

GENERAL DESCRIPTION

Here lies a conveniently positioned detached bungalow being well positioned within the Town of Lampeter. The property itself is in need of sympathetic modernisation and currently offers 3 bedroomed accommodation benefiting from mains gas central heating and double glazing.

Externally it enjoys low maintenance enclosed garden area along with ample off street parking via a gated driveway. In all a desirable property with a lot of potential. Currently offering the following.

COVERED PORCHWAY

To

RECEPTION HALL

With UPVC half glazed front entrance door, radiator, access to the loft space.

LIVING ROOM

10' 9" x 10' 6" (3.28m x 3.20m). With radiator, modern tiled fireplace incorporating a Real Flame effect gas fire (not tested), picture rail.



BEDROOM 1

10' 5" x 9' 7" (3.17m x 2.92m). With radiator.



BEDROOM 2

10' 5" x 8' 4" (3.17m x 2.54m). With radiator.



BEDROOM 3

9' 1" x 8' 2" (2.77m x 2.49m). With radiator, electric wall heater, overlooking the rear garden.



W.C.

With low level flush w.c.



BATHROOM

Comprising of a panelled bath with Triton shower over, pedestal wash hand basin, radiator.



KITCHEN

14' 5" x 10' 6" (4.39m x 3.20m). A fitted kitchen with a good range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, eye level electric oven, 4 ring gas hob, space and plumbing for automatic washing machine, boiler cupboard housing the Ideal Logic mains gas boiler that runs all domestic systems within the property, radiator.



LEAN-TO PORCH/STORE

12' 6" x 9' 8" (3.81m x 2.95m). Providing easy access onto both the garden and the parking and enjoying a separate w.c., electricity connected.



EXTERNALLY

GARDEN

The property enjoys a low maintenance walled garden area laid mostly to lawn with concrete paths surrounding the property for easy access.



PARKING AND DRIVEWAY

There lies a large gated parking area to the side of the property that currently offers ample parking space but could be re-utilised to offer further garden space, if needed.



FRONT OF PROPERTY



AGENT'S COMMENTS

A well positioned highly appealing detached bungalow in a prominent Town location.

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 - To be confirmed.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband available.

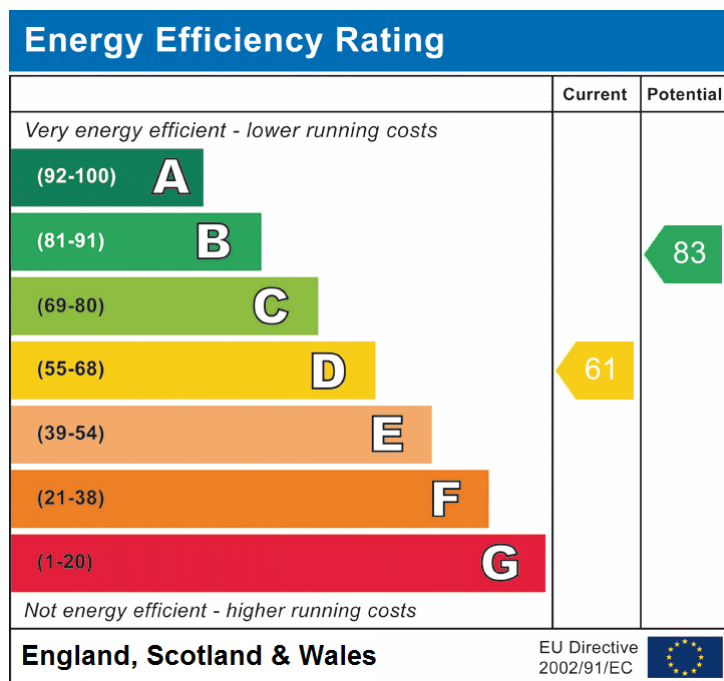
Directions

From our Lampeter Office continue to Harford Square and turning left onto Bridge Street. By 'Lloyds Fish and Chip Shop' turn right onto Drovers Road. Continue along Drovers Road to the junction. Carry straight on, passing the 'Cwmmins' Car Park on your right hand side. Bear left by the Fire Station. The property will be located thereafter on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages



Ground Floor

Approx. 74.6 sq. metres (802.6 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Bryn Meuog, Barley Mow, Lampeter