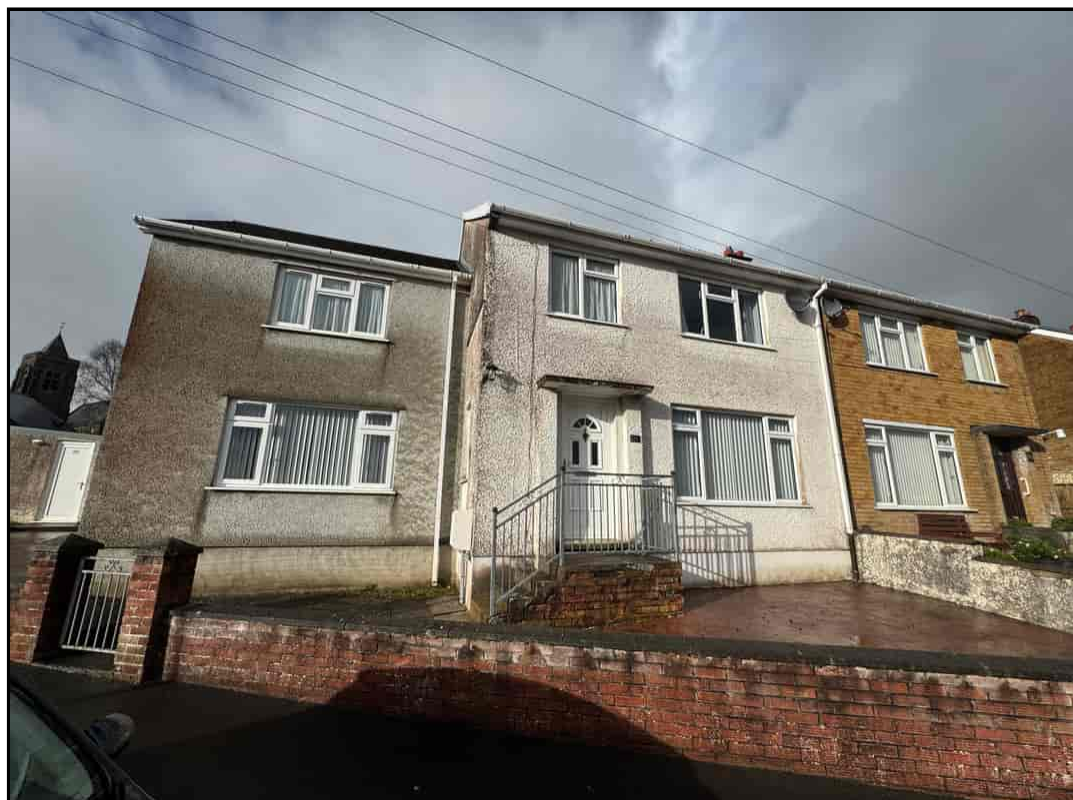


A convenient and well positioned 4 bedroomed, 2 bathroomed semi detached house located on a good sized plot with large rear garden and garage. Lampeter, West West



20 Bryn Yr Eglwys, Lampeter, Ceredigion. SA48 7ER.

£225,000

REF: R/5020/LD

*** No onward chain - Priced to sell *** A deceptively spacious 4 bedroomed, 2 bathroomed semi detached house *** Well positioned within Bryn Yr Eglwys Estate overlooking the Town Centre of Lampeter *** Mains gas fired central heating, UPVC double glazing and good Broadband speeds available

*** Positioned on a good sized corner plot *** Large rear garden area laid to lawn *** Patio area *** Detached garage

*** A short walk to all Town amenities especially the University of Wales Trinity Saint David Campus, Primary and Secondary Schooling and Sainsbury's Supermarket *** Perfectly suiting Family accommodation or for 1st Time Buyers *** Viewings highly recommended - Contact us today



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LOCATION

The subject property enjoys an elevated position overlooking the University Town of Lampeter and the surrounding Teifi Valley. The property is positioned on the outskirts of the popular estate of Bryn Yr Eglwys which lies within the Town Centre of Lampeter. The property itself is a short walk to all everyday amenities within the Town itself. Lampeter lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from the County Town and Administrative Centre of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Senior Schooling, as well as the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

Here we have for sale a convenient and well positioned 4 bedroomed, 2 bathroomed semi detached house positioned on the popular Bryn Yr Eglwys Estate. The property enjoys fantastic views over the University Town of Lampeter which also enjoying a lawned rear garden. It benefits from mains gas fired central heating, double glazing and good Broadband speeds. To the front lies a patio area and a detached garage.

It is within short waling distance to all Town amenities and a short drive to the Cardigan Bay Coast. It perfectly suits 1st Time Buyers or Family Occupiers.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALLWAY

Accessed via a UPVC entrance door, timber effect flooring, feature pine staircase leading to the first floor accommodation with understairs storage area, radiator, side window.



FRONT RECEPTION ROOM

13' 5" x 12' 2" (4.09m x 3.71m). With timber flooring, large front window, radiator.



KITCHEN/DINING ROOM

18' 9" x 8' 11" (5.71m x 2.72m). A fitted kitchen with a range of wall and floor units with work surfaces over, single drainer sink unit, gas range with extractor hood over, plumbing and space for washing machine and tumble dryer, large rear window, tiled flooring,



KITCHEN/DINING ROOM (SECOND IMAGE)



RECEPTION ROOM 2

14' 11" x 16' 0" (4.55m x 4.88m). With double aspect windows, two radiators.



UTILITY ROOM

6' 5" x 5' 8" (1.96m x 1.73m). Having fitted units, plumbing and space for automatic washing machine and tumble dryer, rear entrance door.



CLOAKROOM

With low level flush w.c.



FIRST FLOOR

LANDING

Accessed via the staircase from the Reception Hallway, airing cupboard.



PRINCIPLE BEDROOM 1

14' 10" x 10' 7" (4.52m x 3.23m). With walk-in cupboard, radiator, double aspect windows.

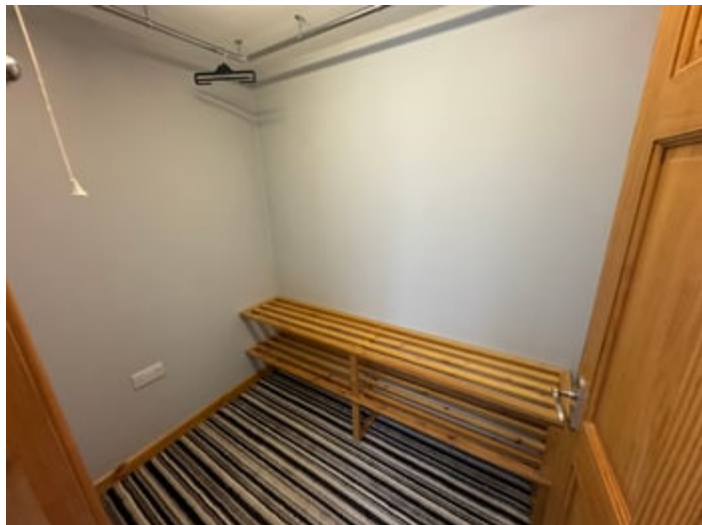


EN-SUITE TO BEDROOM 1

With shower cubicle, wash hand basin, low level flush w.c., heated towel rail, tiled flooring.



BUILT-IN DRESSING ROOM



BEDROOM 2

10' 11" x 9' 4" (3.33m x 2.84m). With radiator.



BEDROOM 3

8' 11" x 7' 10" (2.72m x 2.39m). With radiator.



BEDROOM 4

11' 1" x 9' 6" (3.38m x 2.90m). With radiator.



BATHROOM

Having a panelled bath with central taps, low level flush w.c., wash hand basin, heated towel rail.



EXTERNALLY

GARDEN

The property enjoys a spacious corner plot with a large concreted patio area to the front of the property with a gated and walled boundary. To the rear of the property lies an extensive level lawned garden area with a large patio area.



REAR GARDEN**PATIO AREA****DETACHED GARAGE**

Having a front up and over door and a side courtesy door, power connected.

**FRONT OF PROPERTY****REAR OF PROPERTY****VIEW FROM PROPERTY****AGENT'S COMMENTS**

A well positioned 4 bedroomed, 2 bathroomed semi detached house located on a good sized plot with large rear garden and garage suiting 1st Time Buyers/Family Occupiers.

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 - 'D'.

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, upgraded boiler, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Council Tax: Band D

N/A

Parking Types: Garage. On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

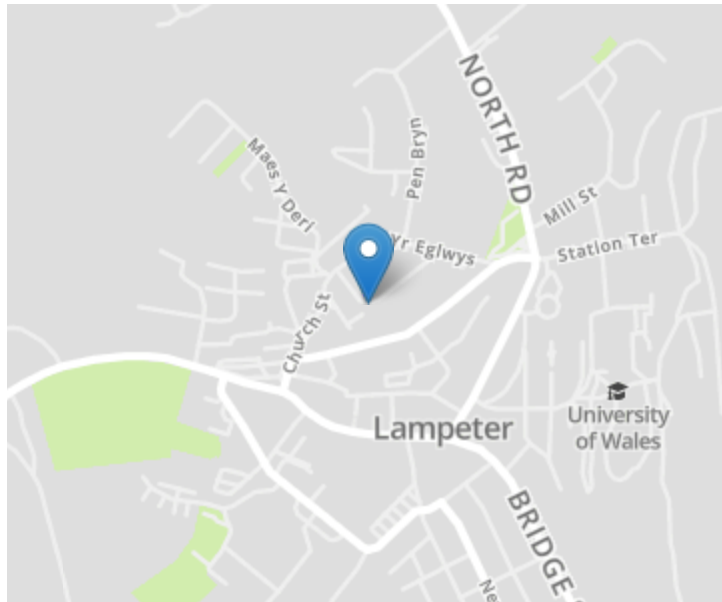
Any risk of coastal erosion? No

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 onto Bryn Road and then immediately right. Proceed up the hill for Bryn Yr Eglwys. Take the first left hand turning. The property is the last property 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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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