

Regulated by:



RICS



Since 1989

A sought after semi detached house. Lampeter Town Centre, West Wales



45 Penbryn, Lampeter, Ceredigion. SA48 7EU.

REF: R/2631/LD

£149,500

*** No onward chain *** Sought after property in a convenient location *** Spacious and well appointed semi detached house *** 3 bedroomed accommodation *** Modern kitchen and bathroom *** Recently fitted mains gas central heating boiler *** UPVC double glazing and good Broadband speeds *** Suiting 1st Time Buyers or for Family living

*** Located in a popular cul-de-sac *** Low maintenance terraced garden area - South Westerly facing *** Off street parking *** Attached garage

*** Walking distance to all Town amenities, Schools and University Campus

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, Banks, Building Society, Junior and Senior Schooling, University of Wales Trinity Saint David Campus, Doctors Surgery and Places of Worship.

GENERAL DESCRIPTION

Here we have on offer a conveniently positioned Family home positioned on a sought after cul-de-sac only a short from the University Town of Lampeter. The property itself has been modernised in recent times with a modern kitchen and bathroom and benefits from recently fitted mains gas central heating boiler. The property is deceptive and provides an ideal first home or for those looking for the perfect Family home.

The garden is terraced and low maintenance and enjoys a South Westerly aspect, all of which deserves early viewing and currently offers 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.



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 LPG fired central heating boiler, rear entrance door, understairs storage cupboard.



FIRST FLOOR

LANDING

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.

**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.

EXTERNALLY

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

GARDEN

A pleasant low maintenance terraced rear garden 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.



DRIVEWAY AND PARKING

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

REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A delightful property in a convenient location. A must view.

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 and has the following charges. Council Tax Band: 'C'.

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 throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From our Lampeter Office proceed along College Street until reaching the mini roundabout. Turn left at the mini roundabout onto Bryn Road. Turn immediately right opposite the Victoria Hall and proceed up the hill for Bryn Yr Eglwys. At the top of the hill take the first right hand turning for Penbryn. When entering the development carry straight on for 200 yards and Number 45 will be located 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

All our properties are also available to view 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 Facebook and Instagram Pages

