

A substantial 4 bedoomed semi detached Family Town House. Lampeter, West Wales



26 Bryn Road, Lampeter, Ceredigion. SA48 7EE.

REF: R/2566/LD

£199,950

*** Ideal Family home *** Substantial and spacious 4 bedoomed semi detached Town House

*** Mains gas central heating *** UPVC double glazing *** Good Broadband speeds *** Conveniently located in Town Centre *** Close to all local amenities

*** Lawned garden to front and rear *** Private parking *** Recently re-roofed, re-rendered and re-wired *** Popular residential area - Highly sought after location

LOCATION

Lampeter is a bustling University Town located in the heart of the Teifi Valley, 12 miles inland from Cardigan Bay Coast at Aberaeron and 20 or so miles North from Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Senior Schooling.

GENERAL DESCRIPTION

26 Bryn Road would be an ideal Family home with its 4 bedrooms, 2 reception rooms and a large kitchen/diner. It is conveniently located in the centre of the Town and being close to all local amenities and schooling. The accommodation at present offers the following:-

Ground Floor

RECEPTION HALL

With UPVC front entrance door with fan light over, laminate flooring, radiator, stairs to the first floor accommodation.

LIVING ROOM

15' 1" x 13' 3" (4.60m x 4.04m). With enclosed fireplace, radiator, laminate flooring.



REAR SITTING ROOM

12' 1" x 11' 8" (3.68m x 3.56m). With enclosed fireplace, half glazed side entrance door, two alcoves, radiator.



KITCHEN

25' 6" x 16' 2" (7.77m x 4.93m). With modern wall and floor units, 1 1/2 bowl single drainer sink, 4 ring hob, fan oven and extractor fan, quarry tiled floor, Worcester combi boiler, plumbing for automatic washing machine, two radiators, half glazed rear entrance door.

SHOWER ROOM

5' x 4' 6" (1.52m x 1.37m).

Lower Ground Floor

CELLAR

18' 3" x 11' 6" (5.56m x 3.51m). Having conversion potential into further accommodation (subject to consent).

First Floor

REAR LANDING

To

SHOWER ROOM

Having shower cubicle, low level flush w.c., pedestal wash hand basin.



SEPARATE W.C.

With low level flush w.c.

REAR BEDROOM 3

10' 3" x 9' 1" (3.12m x 2.77m). With enclosed fireplace, radiator.

FRONT GALLERIED LANDING

To

BEDROOM 2

11' 9" x 11' 7" (3.58m x 3.53m). With enclosed fireplace, laminate flooring, radiator.



FRONT BEDROOM 1

18' 0" x 10' 0" (5.49m x 3.05m). With enclosed fireplace, radiator.

BEDROOM 4

10' 0" x 6' 0" (3.05m x 1.83m).

Externally

GARDEN

With a lawned garden to the front and rear of the property, side path leading from the front of the property to the rear garden and the parking area.

FRONT GARDEN



REAR GARDEN



PARKING

Rear private parking with steps leading to the garden.

FRONT OF PROPERTY



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COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'E'.

Tenure

The property is presumed to be Freehold.

Services

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

Directions

From our Lampeter Office turn right and proceed along College Street. At the mini roundabout turn left into Bryn Road. Continue along Bryn Road passing the turning to Sainsburys on your left hand side. The property will be located 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

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | 60 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 51 | 54 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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