

Regulated by:



Since 1989

*A refurbished modern 3 bedroomed semi detached house in a sought after residential development. Lampeter, West Wales*



**60 Bryn Steffan, Lampeter, Ceredigion. SA48 8BS.**

**REF: R/2911/LD**

**£157,500**

\*\*\* No onward chain \*\*\* Recently refurbished and modern semi detached house \*\*\*  
Comfortable 3 bedroomed accommodation \*\*\* Mains gas fired central heating \*\*\* Updated  
stylish kitchen with fitted appliances \*\*\* Newly carpeted and decorated throughout

\*\*\* Low maintenance enclosed lawned rear garden \*\*\* Patio area with garden shed \*\*\* Off  
street parking \*\*\* Popular and sought after residential development \*\*\* On the edge of  
Lampeter - Within walking distance to all Town amenities \*\*\* Suiting Family Occupier or 1st  
Time Buyers

## LOCATION

Located on an established and sought after development on the edge of the University Town of Lampeter, in the heart of the Teifi Valley, some 12 miles inland from the Georgian Harbour Town of Aberaeron, and 22 miles North of Carmarthen, at the end of the M4 Motorway.

## GENERAL DESCRIPTION

A refurbished and modern semi detached house in a sought after development. The property comfortable 3 bedrooomed accommodation along with an updated kitchen and modern bathroom. In all suiting Family Occupiers or 1st Time Buyers with a low maintenance rear garden and ample off street parking. The accommodation at present offers more specifically the following:-

## RECEPTION HALL

Accessed via a front entrance door, laminate flooring, radiator, cloak cupboard housing the Valiant combi gas central heating boiler that runs all domestic systems within the property.

## W.C.

With a low level flush w.c., free standing wash hand basin, radiator, tiled flooring.



## KITCHEN

12' 2" x 8' 2" (3.71m x 2.49m). With an updated and stylish kitchen with a range of wall and floor units with breakfast bar, stainless steel 1 1/2 sink and drainer unit, 4 ring gas hob, electric fan oven with extractor hood over, tiled flooring, space for dishwasher and washing machine.



## KITCHEN (SECOND ANGLE)





## LIVING ROOM

15' 7" x 14' 7" (4.75m x 4.45m). The perfect Family room with double aspect windows over the rear garden, rear entrance door, staircase to the first floor accommodation with understairs storage cupboard.



## LIVING ROOM (SECOND ANGLE)



## FIRST FLOOR

### LANDING

With access to loft space.



## REAR BEDROOM 1

14' 8" x 8' 6" (4.47m x 2.59m). With telephone point, laminate flooring, radiator, views over the rear garden.



## BATHROOM

Having a modern suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin with shaver point, tiled flooring, extractor fan, chrome heated towel rail.





**FRONT BEDROOM 2**

12' 3" x 7' 6" (3.73m x 2.29m). With radiator.

**FRONT BEDROOM 3**

12' 3" x 6' 9" (3.73m x 2.06m). With radiator.

**EXTERNALLY****GARDEN**

A particular feature being a low maintenance and enclosed lawned rear garden area with a large patio. Ideal for outdoor entertaining and for Family living.

**GARDEN (SECOND ANGLE)****GARDEN SHED**

10' 0" x 8' 0" (3.05m x 2.44m).

**PARKING**

Off street parking for up to 2 vehicles on a tarmacadamed driveway at the side of the property.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A modern semi detached house in a convenient 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 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 fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

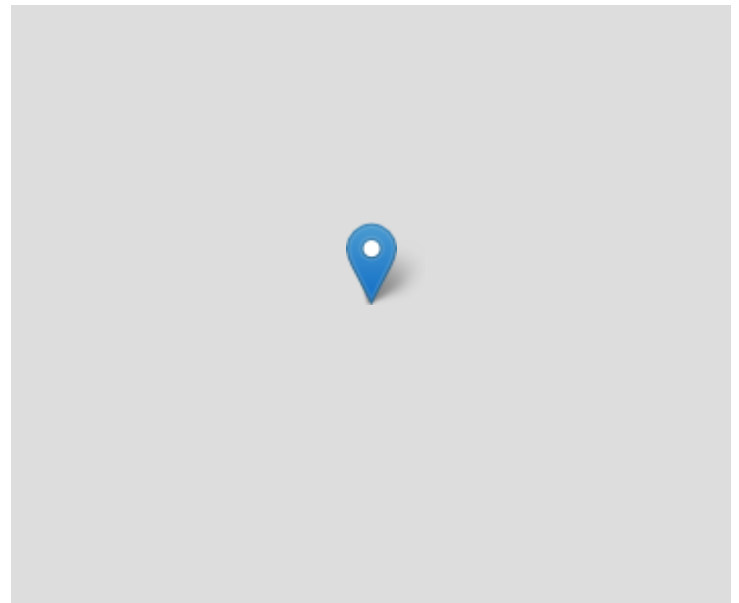
## Directions

From our Lampeter Office take the A482 towards Aberaeron, passing the Shell Filling Station and Huw Lewis Tyres on your left hand side. Continue around the bend, taking the next left hand turning into Bryn Steffan Development. Continue straight down the hill and the property can be found 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view 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'.

To keep up to date please visit our Facebook and Instagram Pages



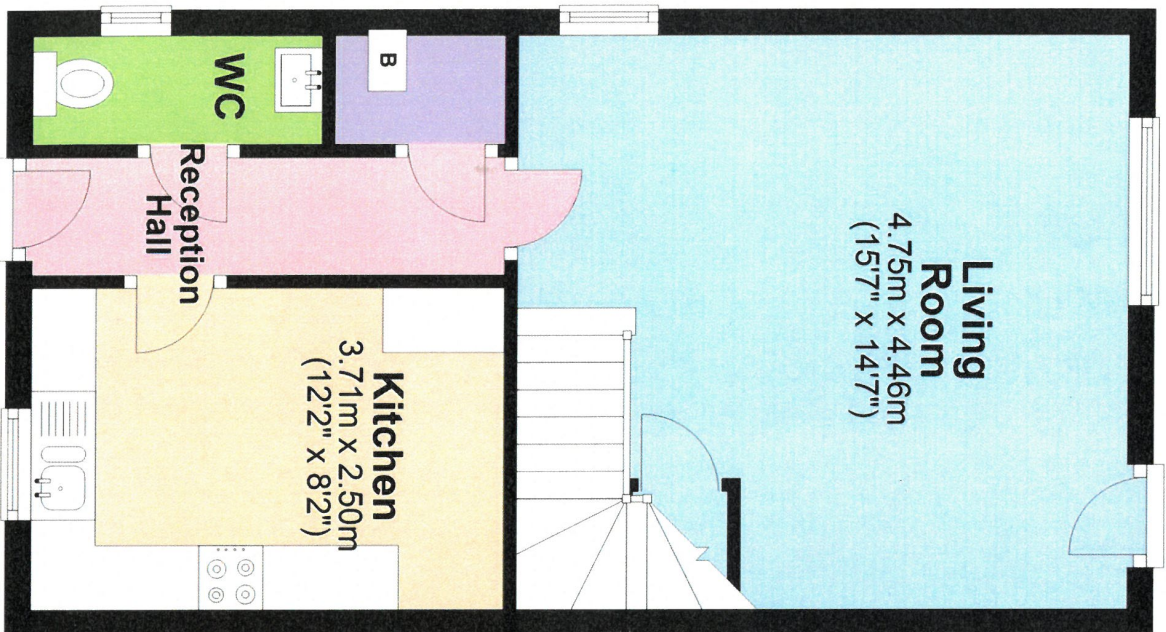
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)

