

A refurbished, modern 3 bed roomed semi detached house, Silian, Nr. Lampeter, West Wales



9 Bro Tawela, Silian, Lampeter, Ceredigion. SA48 8AT.

£190,000

R/4423/LD

*** Newly refurbished *** Modern and nicely presented 3 bed roomed semi detached house *** Stylish, modern kitchen and bathroom *** Recently newly decorated and carpeted throughout *** Updated electrics *** UPVC double glazing and oil fired central heating *** Get your foot on the property ladder !

*** Spacious 3 bed roomed, family proportioned accommodation *** Recently landscaped with new block built boundary walls *** Raised garden backing onto and overlooking open country fields *** Quiet rural village, 2 miles from the University town of Lampeter - contact us to view today !!



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LOCATION

Located in the rural community of Silian, just over 1 mile from the University town of Lampeter which offers a range of local amenities with Junior and Secondary schooling, the University of Trinity St. David campus, Supermarkets, etc and Places of Worship.

GENERAL

A refurbished and modern, 3 bedroomed semi detached house with recently landscaped gardens. The property offers a fantastic family home with generous and spacious 3 bedroomed accommodation and enjoying a nice rear outlook over open fields.

The property in particular offers the following:-

RECEPTION HALL

With UPVC entrance door and staircase to the first floor accommodation.



CLOAKROOM

With low level flush w.c. and wash hand basin. Radiator.



KITCHEN

15' 9" x 11' 6" (4.80m x 3.51m) with brand new stylish two-toned fitted kitchen with range of wall and floor units with worksurfaces over. 1.5 sink and drainer unit. Eye level oven, 4 ring hob. Plumbing and space for washing machine and tumble drier. Upright radiator and rear UPVC entrance door and understairs storage cupboard.



LIVING ROOM

20' 3" x 10' 9" (6.17m x 3.28m) with fully glazed French doors to garden area. Feature fireplace, radiator.



FIRST FLOOR

LANDING

With access to internal loft space. 2 large linen cupboards.



FAMILY BATHROOM

With 3 piece suite comprising panelled bath with Triton shower over, low level flush w.c, pedestal wash hand basin.



FRONT BEDROOM 1

12' 8" x 8' 9" (3.86m x 2.67m) with radiator.



FRONT BEDROOM 2

11' 0" x 10' 9" (3.35m x 3.28m) with radiator.



REAR BEDROOM 3

8' 6" x 7' 9" (2.59m x 2.36m) with radiator.



EXTERNALLY

GARDEN

A work in progress. The current vendor has carried out extensive groundworks to the rear of the property with newly

block built boundary walls being recently skimmed with lighted pillars along with a raised patio area, concrete pathways and newly upgraded gates.

The garden is in need of completion but does offer great potential and give prospective buyers an opportunity to create their own design to suit their lifestyle.

FRONT GARDEN

To the front of the property lies a small lawned courtyard area.

AGENTS COMMENTS

A property perfectly suiting family occupation or a first time buyer in a convenient position just on the outskirts of Lampeter.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - B

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, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

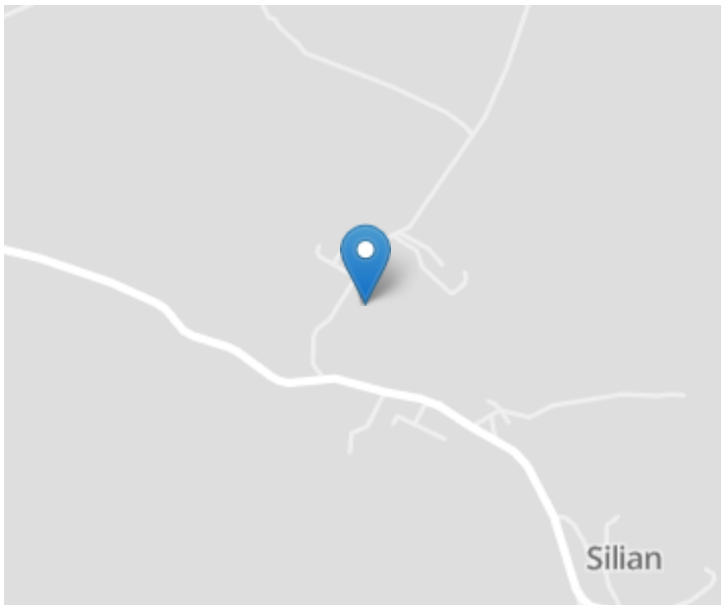
Directions

From Lampeter take the A485 Tregaron Road and continue out of town for approximately 1 mile arriving at a sharp right hand bend. Turn left at the bend signposted Silian and carry on for approx 0.5 miles until arriving at Silian. Turn right at Bro Tawela estate and the property can be seen right in front of you 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(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

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

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