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RICS



Since 1989

Great views. A comfortable 2 bedroomed bungalow. Lampeter, West Wales



23 Bryn Yr Eglwys, Lampeter, Ceredigion. SA48 7ET.

REF: R/2793/LD

£139,950

*** No onward chain *** A comfortable well appointed semi detached bungalow *** 2 double bed roomed accommodation *** Recently fitted mains gas central heating and UPVC double glazing throughout

*** Convenient elevated position *** Low maintenance lawned front and rear gardens *** Convenience of Town living *** Views over the Teifi Valley and surrounding countryside

*** Walking distance to all Town amenities - Including Shops, Cafes, Public Houses and nearby Schools

*** Ideal for 1st Time Buyers/Investment Purchasers or for those seeking retirement living *** Contact us today to view

LOCATION

Lampeter is located in the heart of the Teifi Valley in an area of outstanding natural beauty, 20 or so miles North from Carmarthen and 12 miles inland from Aberaeron on Cardigan Bay. The property has an elevated site overlooking the Town and towards the Teifi Valley.

GENERAL DESCRIPTION

Here we have a delightfully positioned semi detached bungalow of traditional construction. The property is in an elevated position enjoying views over the University Town of Lampeter and the Teifi Valley beyond.

Internally it benefits from 2 double bedrooms, a good sized living room, kitchen and bathroom, in all enjoying recently fitted mains gas fired central heating and UPVC double glazing.

Externally it boasts a level to sloping lawned garden with mature hedge boundaries.

In all viewing is recommended and the accommodation at present offers more particularly the following:-

RECEPTION HALL

Having access via a UPVC half glazed front entrance door, radiator.

FRONT BEDROOM 1

9' 9" x 8' 2" (2.97m x 2.49m). With radiator.



REAR BEDROOM 2

12' 0" x 9' 9" (3.66m x 2.97m). With radiator.



BATHROOM

Having a panelled bath, high level flush w.c., pedestal wash hand basin, radiator, access to the loft space.



LIVING ROOM

13' 7" x 12' 6" (4.14m x 3.81m). With a large picture window enjoying views over Lampeter and the Teifi Valley, modern tiled fireplace with a gas fire.



VIEW FROM LIVING ROOM



KITCHEN

9' 6" x 7' 9" (2.90m x 2.36m). A fitted kitchen with wall and floor units, stainless steel single sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, three cloak cupboards, one housing the Valiant mains gas central heating boiler (fitted in 2017).



EXTERNALLY

GARDEN SHED

8' 0" x 5' 0" (2.44m x 1.52m). Of brock construction under a corrugated iron roof.

GARDEN

The property enjoys a level to sloping lawned garden to the front and rear, to the rear having a block built boundary and mature hedge, all of which enjoying fantastic views over the Town of Lampeter. The rear garden also benefits from shrubbery borders, being well maintained by the current Owner, all of which making it highly desirable.



GARDEN (SECOND ANGLE)



FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS OVER LAMPETER



AGENT'S COMMENTS

A convenient and delightful semi detached bungalow. A must see.

VIDEO

Video available on our Website – www.morgananddavies.co.uk

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 - 'B'.

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, good Broadband speeds available.

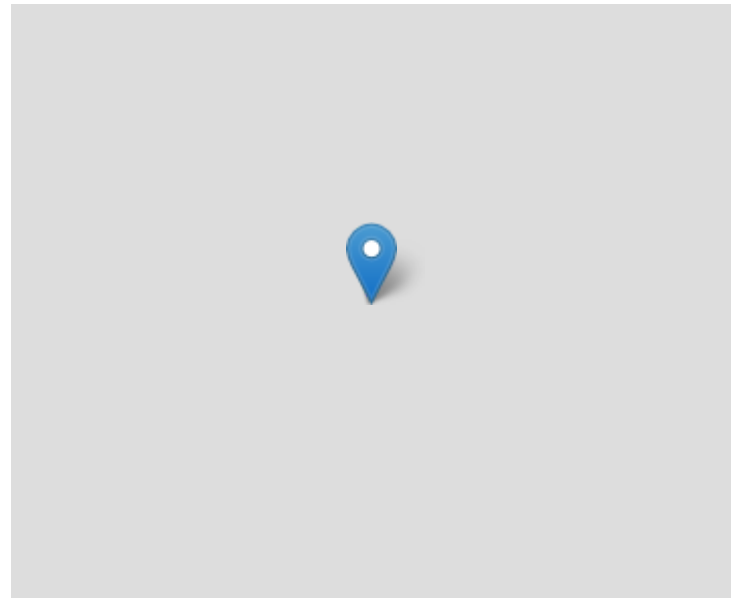
Directions

From our Lampeter Office proceed along College Street, turning left at the mini roundabout onto Bryn Road. Turn immediately right opposite the Victoria Hall and proceed up the hill for Bryn Yr Eglwys. Turn first right at the top of the hill and the property will be found 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(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	

Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanIt