

*A well situated 3 bedroomed Town House with enclosed rear garden and close to all amenities.  
Lampeter, West Wales*



**Brynafon, New Street, Lampeter, Ceredigion. SA48 7AL.**

**£195,000**

**Ref: R/3409/LD**

\*\*\* No onward chain \*\*\* Spacious 3 bedroomed accommodation \*\*\* Worthy of general refurbishment  
\*\*\* Perfectly sized Family home \*\*\* Delightfully appealing \*\*\* Mains gas central heating and UPVC  
double glazing \*\*\* Good Broadband speeds available

\*\*\* Enclosed garden area \*\*\* On street parking

\*\*\* Level walking distance to the Town Centre and all of its amenities \*\*\* Close to Ysgol Bro Pedr and  
the University of Wales Trinity Saint David Campus \*\*\* Contact us today to view



**LAMPETER**  
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## LOCATION

Well positioned in the popular residential district of New Street, within level walking distance of the Town Centre offering a good range of local amenities including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

## GENERAL DESCRIPTION

Brynafon is a well positioned property in the popular New Street district. The property is in need of general refurbishing but offers a good sized comfortable Family home with 3 bedroomed accommodation along with ample ground floor living areas. The property enjoys an enclosed garden area with flower and shrubbery beds. The property enjoys a highly appealing position, being within level walking distance to all Town amenities. The accommodation at present offers more particularly the following:-

## RECEPTION HALL

Part glazed pine entrance door. Radiator. Staircase leading to first floor.

## FRONT RECEPTION ROOM

13' 5" x 13' 0" (4.09m x 3.96m). With tiled fireplace with fitted gas fire, bay window and radiator.



## LIVING ROOM

12' 0" x 11' 3" (3.66m x 3.43m). With tiled fireplace with fitted gas fire, window to kitchen area and radiator.



## REAR DINING ROOM

15' 0" x 9' 6" (4.57m x 2.90m). With tiled fireplace, Baxi gas fire incorporated within having a back boiler (non functional), fitted storage cupboards, understairs storage cupboard, quarry tiled flooring, glazed door leading to:



## KITCHEN

9' 3" x 7' 7" (2.82m x 2.31m). Fitted wall and base cupboards and worktop over, stainless steel single drainer sink, electric oven, ceramic floor. Rear half glazed UPVC entrance door leading to garden area.



## FIRST FLOOR

### BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush w.c, built in airing cupboard with copper cylinder and immersion heater, radiator.



### BEDROOM 1

12' 2" x 9' 10" (3.71m x 3.00m). Radiator.



**BEDROOM 2**

11' 3" x 10' 0" (3.43m x 3.05m). Radiator.

**BEDROOM 3**

8' 6" x 7' 0" (2.59m x 2.13m). Radiator.

**EXTERNALLY****REAR GARDEN**

Enclosed garden area with flower and shrubbery beds. Paved area with rear access from a service lane.

**PARKING**

On Street Parking.

**FRONT OF PROPERTY****REAR OF PROPERTY****PHOTOGRAPHS**

Please note that these photographs were taken in August 2022

**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 property - 'D'.

**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, mains gas heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

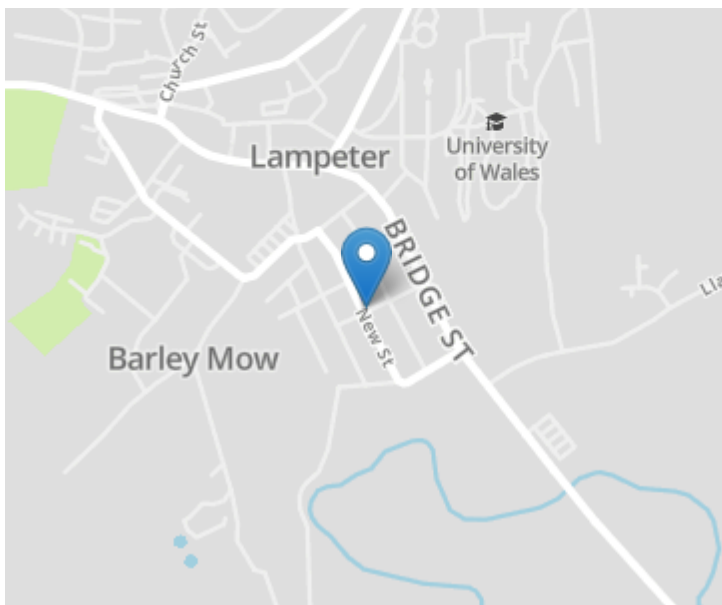
## Directions

From our Lampeter Office proceed across Harford Square and along to Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Continue to the junction in Drovers Road and turn left for New Street. The property will be found towards the end of New Street 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages



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

**Lampeter Office**  
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