

A convenient and deceptive 3 bedroomed semi detached house with rear garden and front parking. Edge of Lampeter, West Wales



35 Bryn Steffan, Lampeter, Ceredigion. SA48 8BS.

£160,000

REF: R/4567/LD

*** No onward chain - Priced to sell *** A convenient and deceptive 3 bedroomed semi detached house ***
Sought after locality on Bryn Steffan cul-de-sac *** Larger than average living room *** Benefitting from
mains gas central heating, double glazing and Broadband connectivity *** In need of general modernisation and
updating but could provide the perfect Family home

*** 'L' shaped garden laid to lawn with patio areas *** Garden shed, kennel and run *** Parking for two
vehicles to the front on a tarmacadamed driveway

*** On the outskirts of the University Town of Lampeter *** Walking distance to a good range of local
amenities *** An attractive and nicely positioned property *** Contact us today to view



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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, 12 miles inland from the Georgian and Harbour Town of Aberaeron and 22 miles North from the County and Administrative Centre of Carmarthen with access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

Number 35 Bryn Steffan is a convenient and deceptive 3 bedroomed semi detached house benefiting from mains gas central heating, double glazing and good Broadband connectivity. The property enjoys a sizeable corner plot with a wrap around rear garden being laid to lawn and patio with a useful garden shed. To the front lies off street parking area on a tarmacadamed driveway.

The property is in need of general modernisation but offers great potential to be the perfect Family home.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a front entrance door, radiator, boiler cupboard housing the Baxi mains gas boiler.

W.C.

With low level flush w.c., pedestal wash hand basin, radiator.



KITCHEN

10' 0" x 7' 0" (3.05m x 2.13m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, integrated electric oven, 4 ring gas hob with extractor hood over, plumbing and space for automatic washing machine, upright fridge/freezer, radiator.



LIVING ROOM

23' 7" x 15' 8" (7.19m x 4.78m). A larger than average Living Room with double aspect windows to the front and rear, UPVC rear entrance door, two radiators, staircase to the first floor accommodation with understairs storage cupboard.



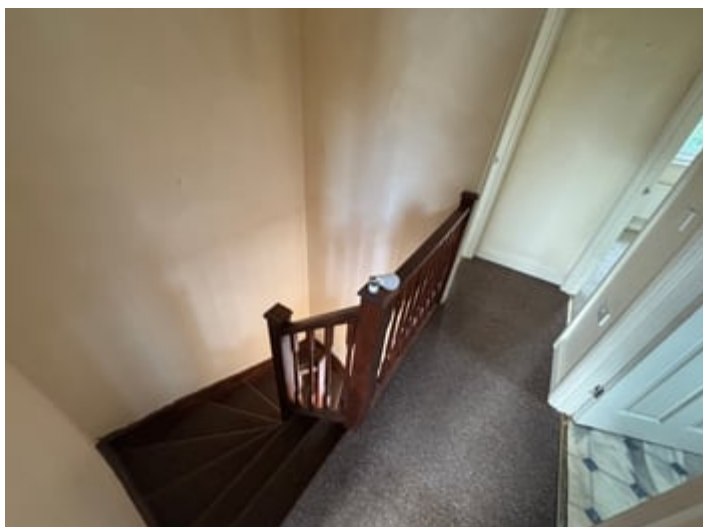
LIVING ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

With access to the loft space.



BEDROOM 1

12' 10" x 8' 5" (3.91m x 2.57m). With radiator, built-in wardrobe, two windows to the rear.



BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



BEDROOM 2

10' 4" x 6' 8" (3.15m x 2.03m). With radiator.



BEDROOM 3

10' 3" x 6' 7" (3.12m x 2.01m). With radiator.



EXTERNALLY

GARDEN

The property a delightful corner plot with a wrap around rear garden being fully enclosed and laid mostly to lawn with a patio area and side gated access.



GARDEN (SECOND IMAGE)



GARDEN SHED

16' 0" x 8' 0" (4.88m x 2.44m). Of timber construction.



STORE SHED

6' 0" x 4' 0" (1.83m x 1.22m).

DOG KENNEL AND RUN AREA

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned Family home on a sought after cul-de-sac.

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 for the 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 central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 10 MARCH, 2025

Council Tax: Band D

N/A

Parking Types: Driveway. Off Street.
Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for
wheelchair users.

EPC Rating: C (73)

**Has the property been flooded in last 5
years?** No

Flooding Sources:

Any flood defences at the property? No

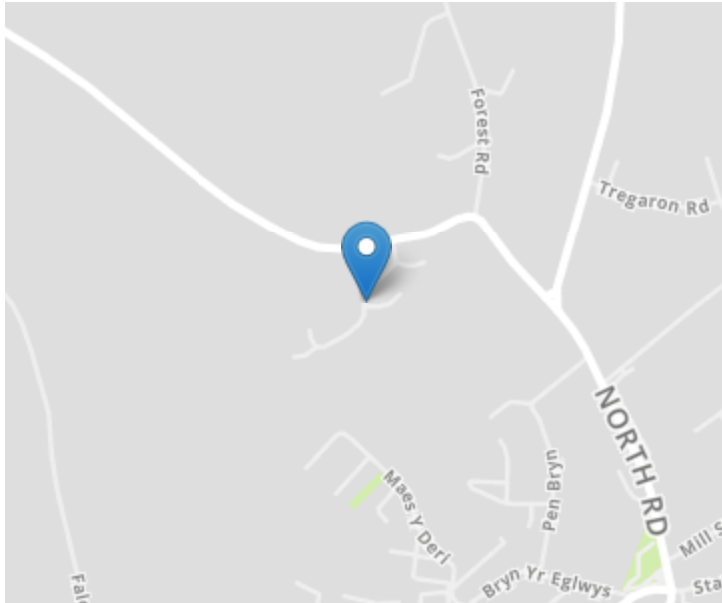
Any risk of coastal erosion? No

Is the property listed? No

**Are there any restrictions associated with
the property?** No

Any easements, servitudes, or wayleaves?
No

**The existence of any public or private
right of way?** No



Directions


From our Lampeter Office take the A482 towards Aberaeron. Pass the Filling Station and Huw Lewis Tyres on your left hand side. Continue up the hill and around the bend and take the next left hand turning into Bryn Steffan Development. Continue straight down the hill taking the second turning on your left and the property will be located thereafter 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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