MORGAN & DAVIES
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Local knowledge, National coverage

A sought after and well positioned 3 bedroomed semi detached house with a terraced rear garden, front parking and views over Lampeter Town, West Wales









54 Penbryn, Lampeter, Ceredigion. SA48 7EU.

£195,000

REF: R/5436/LD

*** No onward chain *** Ideally suiting 1st Time Buyers or Family Occupiers *** A sought after and well positioned property *** Deceptively spacious and well appointed semi detached house *** Generous 3 double bedroomed accommodation *** Recently upgraded kitchen and bathroom - Modern and stylish *** Oil fired central heating, double glazing and good Broadband connectivity

*** Low maintenance terraced rear garden with patio and lawned areas *** Useful integral garage (could be re-utilised as accommodation) *** Tarmacadamed level driveway with parking to the front *** Enjoying far reaching views over the Teifi Valley and Lampeter Playing Fields

*** A popular and sought after cul-de-sac *** A short walk to all Town amenities *** A must view property

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Carmarthenshire, SA31 3AD
Tel:01267 493444
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LOCATION

The property is situated within the sought after address of Penbryn in Lampeter. This University Town offers a range of facilities and services including Local and National Retailers, Cafes, Bars, Restaurants, excellent Public Transport connection, Bank, Building Society, Junior and Senior Schooling, Doctors Surgery, and Places of Worship.

GENERAL DESCRIPTION

A well positioned and sought after semi detached house within Lampeter. The property has undergone refurbishment with a modern kitchen and bathroom. It benefits from oil fired central heating, double glazing and good Broadband connectivity.

To the front lies a level tarmacadamed driveway and to the rear a terraced garden area with patio and lawn. It enjoys views over the Teifi Valley and Lampeter Playing Fields.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panels, laminate flooring, staircase to the first floor accommodation.



LIVING ROOM

21' 8" x 10' 9" (6.60m x 3.28m). With sliding patio doors to the rear garden, radiator, laminate flooring.



LIVING ROOM (SECOND IMAGE)



KITCHEN

11' 8" x 11' 2" (3.56m x 3.40m). A brand new Shaker style fitted kitchen with a range of wall and floor units with central island, 1 1/2 sink and drainer unit, integrated electric oven, microwave and 4 ring hob, integrated dishwasher, UPVC side entrance door.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



INNER HALLWAY

With understairs cupboard, access to the Integral Garage.

INTEGRAL GARAGE

16' 3" x 8' 10" (4.95m x 2.69m). With up and over door, Worcester oil fired central heating boiler, stainless steel sink and drainer unit, plumbing and space for washing machine.



FIRST FLOOR

LANDING

Leading to

FRONT BEDROOM 1

12' 5" x 8' 1" (3.78m x 2.46m). With radiator, enjoying views over Lampeter Playing Fields and the Teifi Valley beyond, built-in cupboard.



BATHROOM

A modern White suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the hot water cylinder and immersion.



SEPARATE W.C.

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

REAR BEDROOM 2

11' 1" x 9' 4" (3.38m x 2.84m). With radiator, enjoying views over the rear garden.



FRONT BEDROOM 3

12' 4" x 10' 9" (3.76m x 3.28m). With radiator, built-in cupboard, enjoying views over the Teifi Valley and Lampeter Playing Fields.



EXTERNALLY

REAR GARDEN

To the rear of the property lies a low maintenance terraced garden area with various patios and lawned areas and providing a view point over the surrounding countryside. The property also benefits from a side path leading to the front of the property.



REAR GARDEN (SECOND IMAGE)



REAR OF PROPERTY



REAR GARDEN (THIRD IMAGE)



VIEW TO FRONT



FRONT GARDEN

To the front lies a lawned area with various mature shrubs.

PARKING AND DRIVEWAY

A level tarmacadamed driveway to the front of the property.

FRONT OF PROPERTY



AGENT'S COMMENTS

A sought after property perfectly suiting 1st Time Buyers or Family Occupiers.

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 - 'C'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the Purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their Solicitor or Financial Adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45.00, plus VAT, per Person, is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the Solicitors and progress the transaction.

If you have any questions or need any assistance please don't hesitate to contact the Office. We're always happy to help.

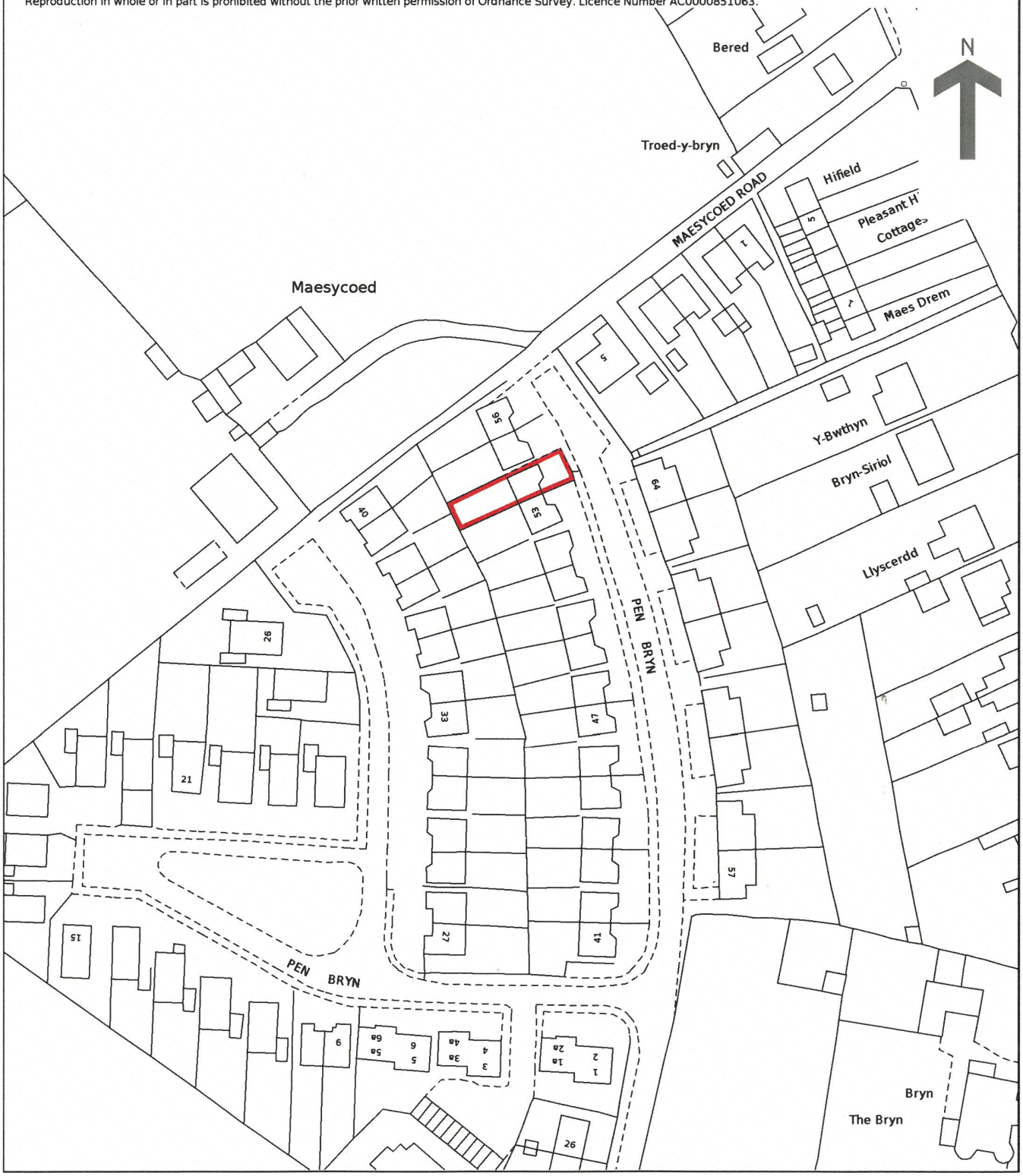
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of title plan

Title number **CYM269271**
Ordnance Survey map reference **SN5748NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

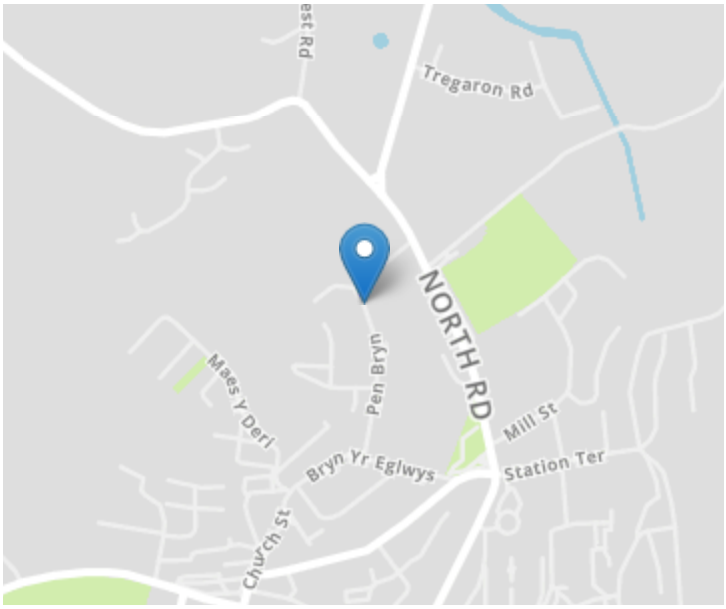
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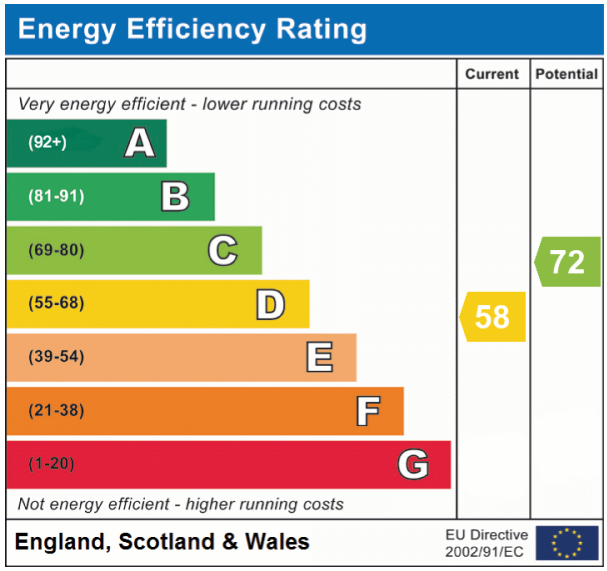


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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band C
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (58)
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 proceed along College Street. At the mini roundabout turn left onto Bryn Road. Take the first right hand turning opposite the Victoria Hall and proceed up the hill towards Bryn Yr Eglwys and Penbryn. Take the first right hand turning into Penbryn. Proceed over the junction 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 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

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

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