MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A conveniently positioned 3 bedroomed semi detached house with garden, outhouses and enjoying views over the Town of Lampeter, West Wales









16 Bryn Yr Eglwys, Lampeter, Ceredigion. SA48 7ER.

£165,000

REF: R/5530/LD

*** No onward chain - Priced to sell *** A spacious 3 bedroomed semi detached house *** Conveniently positioned within Bryn Yr Eglwys Estate *** Views overlooking the Town of Lampeter *** In need of general modernisation and updating *** Benefiting from UPVC double glazing and mains gas fired central heating *** Perfectly suiting 1st Time Buyers or Family Occupiers

*** Elevated position with front and rear terraced gardens - Being spacious and well maintained with various patio areas, raised beds, vegetable garden *** Range of useful outhouses - Workshop, potting shed and two greenhouses

*** A short walk to all Town amenities including Primary and Secondary Schooling and Sainsbury's Supermarket *** A must view property - Contact us today *** A low maintenance home deserving early viewing

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LOCATION

The subject property enjoys an elevated position overlooking the University Town of Lampeter and the surrounding Teifi Valley. The property is positioned on the outskirts of the popular estate of Bryn Yr Eglwys which lies within the Town Centre of Lampeter. The property itself is a short walk to all everyday amenities within the Town itself. Lampeter lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from the County Town and Administrative Centre of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Senior Schooling, as well as the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

Number 16 Bryn Yr Eglwys is a traditionally built semi detached former Local Authority house that enjoys an elevated and prominent position within Bryn Yr Eglwys Estate and is a 3 bedroomed property that is in need of general modernisation and updating but offers a comfortable Family home or for 1st Time Buyers.

The property sits within a generous plot with front and rear garden areas being terraced with various patio areas, an established vegetable growing garden, range of outhouses and greenhouses. The garden offers itself nicely as a blank canvas and could be re-utilised for a lawn for Family purposes.

In all the property enjoys fine views over the Town of Lampeter and is convenient to all nearby amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation with understairs storage, radiator.



LIVING ROOM

13' 0" x 12' 9" (3.96m x 3.89m). With picture window to the front enjoying fine views over the Town of Lampeter, stone feature fireplace with mains gas connection point, radiator.



KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, gas hob and cooker, tiled flooring, window overlooking the rear garden.



UTILITY ROOM

14' 9" x 5' 4" (4.50m x 1.63m). With front and rear entrance doors, plumbing and space for washing machine.



DINING ROOM

9' 10" x 9' 2" (3.00m x 2.79m). With radiator, feature stone open fireplace, views to the rear over the garden.



FIRST FLOOR

LANDING

With radiator, airing cupboard housing the wall mounted mains gas fired central heating boiler, access to the loft space.



SEPARATE W.C.

With low level flush w.c.

BATHROOM

5' 9" x 5' 2" (1.75m x 1.57m). Having a panelled bath with shower over, pedestal wash hand basin.



REAR BEDROOM 1

10' 4" x 9' 7" (3.15m x 2.92m). With built-in wardrobes, radiator, enjoying views over the rear garden.



BEDROOM 2

11' 6" x 9' 8" (3.51m x 2.95m). With built-in wardrobes, radiator, enjoying views over the Town of Lampeter.



BEDROOM 3

9' 10" x 8' 10" (3.00m x 2.69m). With a range of built-in wardrobes and fitted single bed, enjoying views over the Tow of Lampeter.



EXTERNALLY

OUTHOUSES

Comprising:-



WORKSHOP

9' 4" x 6' 0" (2.84m x 1.83m). With electricity connected.

OUTSIDE W.C.

With low level flush w.c.

POTTING SHED

5' 6" x 4' 3" (1.68m x 1.30m).

LEAN-TO STORE

15' 0" x 6' 1" (4.57m x 1.85m).

TWO GREENHOUSES



GARDEN

A particular feature of this attractive and well positioned property is its generous garden area. The garden is thoughtfully terraced for ease of maintenance and consists of various patio and seating areas along with an established vegetable garden, a range of mature shrubs and trees and a central pathway leading to the greenhouses.

Directly to the rear of the property also lies a sheltered patio area, a place to sit, enjoy and relax enjoying the view over the garden.

The garden offers itself as a blank canvas and could be re-utilised for a lawn for Family purposes.

To the front of the property also lies a terraced gravelled area with steps leading to the main entrance door and to the side of the property.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING

On street parking only.

FRONT OF PROPERTY



REAR OF PROPERTY



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'.

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.

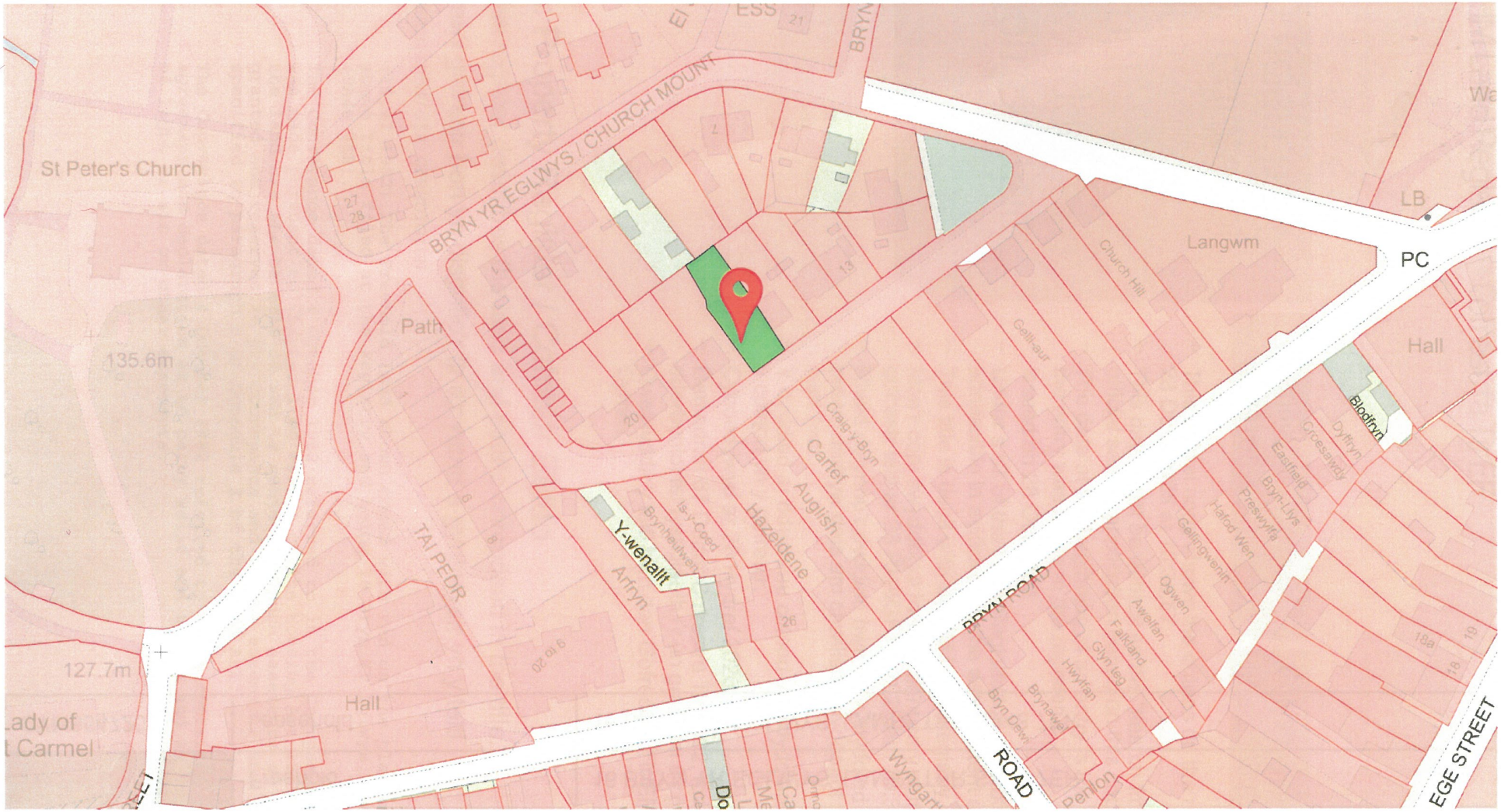
If you have any questions or need any assistance please don't hesitate to contact the Office. We are always happy to help.

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, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry

MapSearch Snapshot



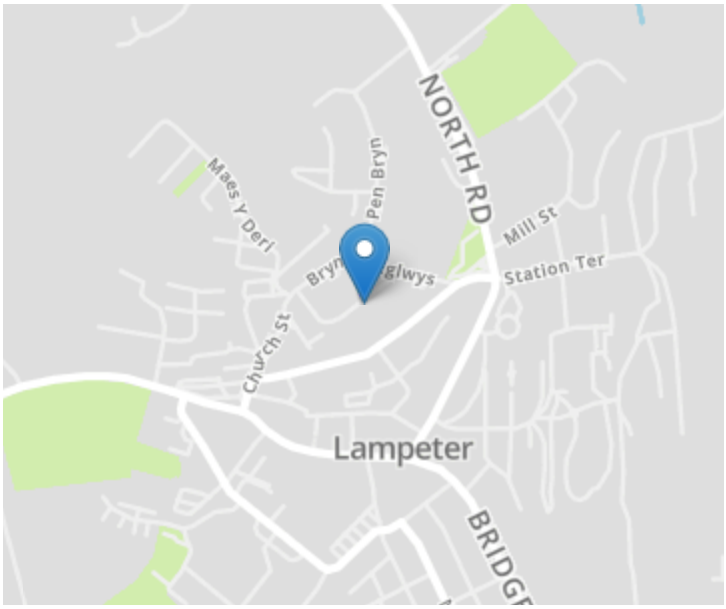
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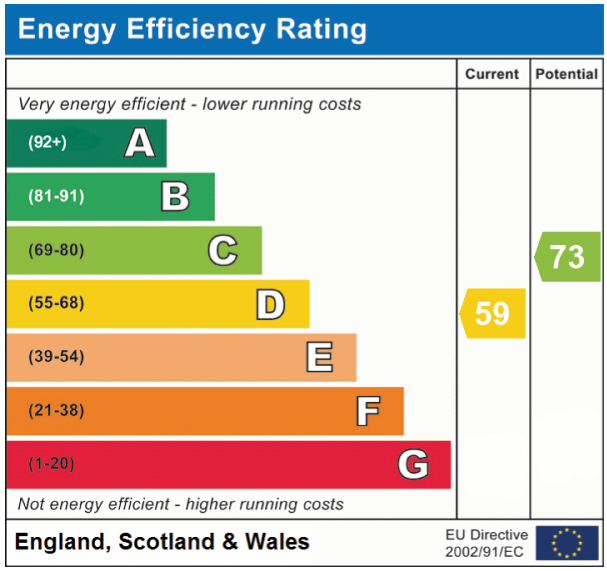
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Data last updated 10:00pm 27 OCTOBER 2026

Council Tax: Band D
N/A
Parking Types: Not Allocated. On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

EPC Rating: D (59)
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

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EST. 1989





Directions

From our Lampeter Office proceed along College Street. At the mini roundabout turn left onto Bryn Road and then immediately right. Proceed up the hill for Bryn Yr Eglwys. As you proceed up the hill take the first left hand turning into Bryn Yr Eglwys. The property will be located on your right 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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