



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Penyddraig Cellan, Lampeter, SA48 8HU

Asking Price £325,000

A substantial detached dormer property offering up to 5 bedroomed accommodation with the benefit of oil fired central heating and a good sized detached garage/workshop together with attractive yet easy to maintain grounds having tarmac drive, raised beds, patio, lawned gardens and poly tunnel. Conveniently located in the popular village of Cellan only approximately 1 mile from Lampeter.

LOCATION



The property is located in the popular village of Cellan nestling in the mid reaches of the Teifi valley being a popular satellite village to Lampeter. The town of Lampeter offers a good range of everyday amenities including three to nineteen schooling at Ysgol Bro Pedr, the Trinity St. David's University College and with a traditional high street with many traditional shops, bank, doctors surgery, dentists and supermarkets etc. The property is also within a half an hours drive of the Ceredigion heritage coastline.

DESCRIPTION



A substantial property of traditional construction with the benefit of oil fired central heating, the property would benefit from some sympathetic modernisation, but offers well proportioned rooms with the benefit of solar pv panels, we are informed with a feed-in tariff arrangement providing income together with electricity.

The property provides more particularly the following -

FRONT ENTRANCE DOOR to

HALLWAY

13'6" x 9' overall (4.11m x 2.74m overall)



Storage cupboard, access to separate understairs storage cupboard

LIVING ROOM

19'5" x 15'4" (5.92m x 4.67m)



An attractive room with double aspect windows, 2 radiators, feature stone fireplace having a wood burning stove inset.

GROUND FLOOR BEDROOM

12'6" x 9' (3.81m x 2.74m)



Front window, built-in cupboards, radiator.

GROUND FLOOR BEDROOM 2/STUDY

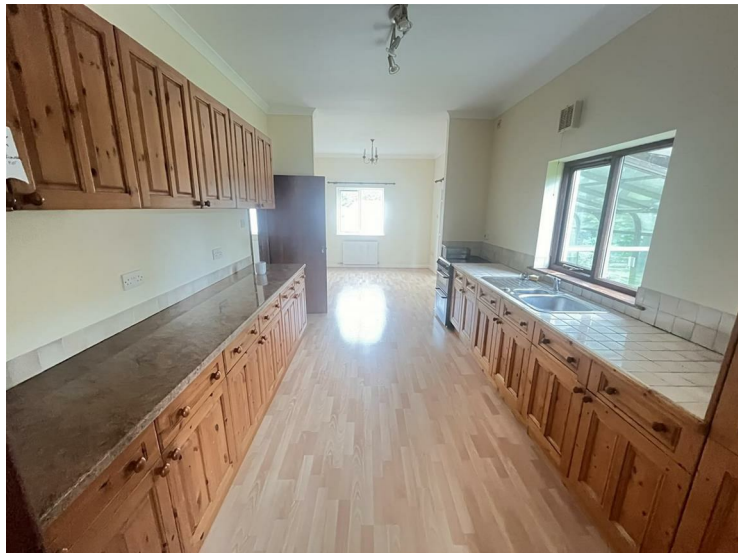
11' x 9' (3.35m x 2.74m)



Radiator, side window

GOOD SIZED KITCHEN/DINING ROOM

24'10" x 10' overall (7.57m x 3.05m overall)



Kitchen Area



Having pine kitchen units at base and wall level incorporating 1.5 bowl sink unit, electric cooker point, laminated flooring.

Dining Area



With side window, French doors to -

ATTACHED CONSERVATORY

16'4" x 14'10" (4.98m x 4.52m)



2 Side doors.

OFF THE KITCHEN - UTILITY ROOM

10' x 9'2" (3.05m x 2.79m)



With rear entrance door, plumbing for automatic washing machine, oil fired central heating boiler.

SHOWER ROOM OFF



Having toilet, wash hand basin, shower cubicle, radiator, extractor fan

FIRST FLOOR - FEATURE GALLERIED LANDING



Having velux roof window, radiator,

BEDROOM 3

13' x 10'7" (3.96m x 3.23m)



Built-in wardrobes, radiator.

ENSUITE SHOWER ROOM



With shower, wash hand basin and toilet.

BEDROOM 4

13' x 10'10" (max) (3.96m x 3.30m (max))



Radiator, built-in wardrobe, side window.

BATHROOM



With a spa bath, vanity unit having wash hand basin and storage cupboard, toilet, radiator, storage cupboard

BEDROOM 5

15' x 12'3" (4.57m x 3.73m)



Radiator, double aspect windows, built-in cupboard.

EXTERNALLY



The property is approached via a tarmacadamed driveway with front parking area. Detached Garage 18'10" x 16', side Workshop 18'10" x 6'6" with double opening doors, attached Leanto Potting Shed. The property has attractive yet easy to maintain gardens to side and rear with initial patio area having raised beds, rockery areas, further lawned gardens, poly tunnel. In our opinion these are attractive feature of the property.

COUNCIL TAX BAND - E



We understand that the property is in council tax band 'E' with the amount payable per annum being £2571.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity with solar pv panels believed to have a feeding tariff to be confirmed. Mains drainage and oil fired central heating.

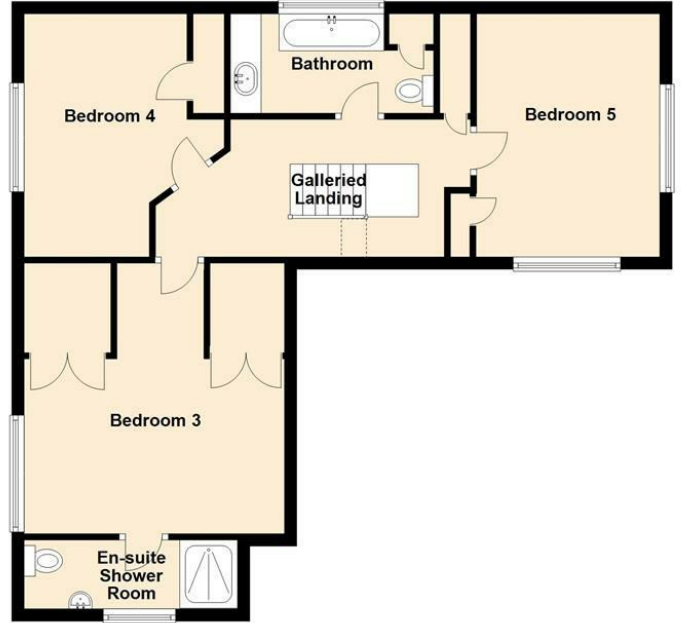
DIRECTIONS

From Lampeter take the A482 out past the Coop Supermarket , after passing over the bridge, take the next left hand turning on to the Cellan road, continue to the village of Cellan and the property can be found on the right hand side as identified by the agents for sale board.

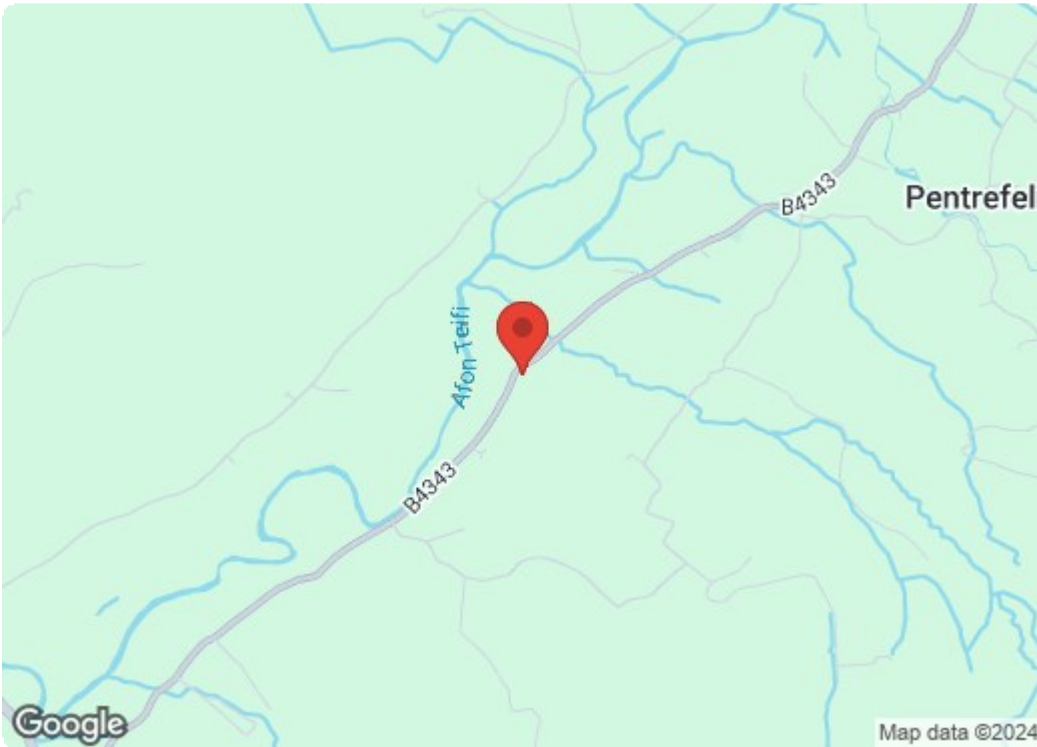
Ground Floor



First Floor



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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