

# EVANS BROS.

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## Penlon, Cambrian Road, Lampeter, Ceredigion, SA48 7DP

**Asking Price £240,000**

Welcome to Penlon Cambrian Road, Lampeter - a convenient location for this modern detached townhouse. This property boasts a spacious living room, good sized kitchen/diner, utility room and ground floor wet room with 3 bedrooms, and bathroom to the first floor,

An ideal space for families or those looking to retire in comfort. Situated on the level and close to the town centre, convenience is at your doorstep.

The easy-to-maintain grounds and off-road parking add to the appeal of this lovely home, offering both practicality and comfort. If you're looking to settle down to enjoy the ease of living close to amenities, this property caters to a variety of needs.

## LOCATION

Well positioned for town living just off the town centre and within easy level walking distance to the shops etc offered within the popular town of Lampeter

## DESCRIPTION

A modern town house with good quality fittings offering accommodation ready for immediate occupation , having gas fired central heating and double glazing.

## FRONT ENTRANCE DOOR to PORCH

4' x 4' (1.22m x 1.22m)



with stained glass window, oak flooring, radiator

## LIVING ROOM

18'1" x 11'6" (5.51m x 3.51m)



A large room having French doors to rear patio, fireplace with electric fire, radiator, carpeted floor although we are informed with oak flooring beneath, stairs to first floor

## KITCHEN/DINING ROOM

14'10" x 11' (4.52m x 3.35m )



Having an extensive range of modern fitted kitchen units at base and wall level with work surfaces over, incorporating 1.5 bowl stainless steel sink unit with mixer tap, integrated stainless steel electric double oven, ceramic hob, stainless steel cooker hood over, tiled floor and part tiled walls

## UTILITY ROOM

9'2" x 6'10" (2.79m x 2.08m)



Plumbing and space for automatic washing machine, tiled floor, wall mounted I-Mini gas fired combi boiler, door to patio and yard. door to under stairs cupboard

## SHOWER/WET ROOM



Having shower cubicle, toilet, wash hand basin and heated towel rail

### FIRST FLOOR - CENTRAL LANDING

Approached via staircase from the living room, access to built-in airing cupboard with radiator, access to loft

### FRONT DOUBLE BEDROOM 1

18'3" x 9'2" (5.56m x 2.79m)



Double aspect windows, radiator, access to insulated loft space

### BATHROOM



With white 3-piece suite comprising bath, toilet and wash hand basin with mirror splash back and light over, fully tiled, heated towel rail extractor fan.

### FRONT BEDROOM 2

11'4" x 9'9" (3.45m x 2.97m)



Radiator, two front windows

### REAR BEDROOM 3

11'7" x 8'9" (3.53m x 2.67m)



Two built-in wardrobes, radiator.

### EXTERNALLY

The property fronts a side service lane with electric double timber gates into a walled rear yard/patio area with off road parking space.

Small walled forecourt and pathway to the front. Paved patio with raised flower beds.

### SERVICES

We are informed the property is connected to mains electricity, mains water, mains drainage and mains gas.

### COUNCIL TAX BAND - E

Amount Payable: £2571 <http://www.mycounciltax.org.uk>



**Energy Efficiency Rating**

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

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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