

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Elders, 84 Bridge Street, Lampeter, Ceredigion, SA48 7AG

Asking Price £235,000

A substantial semi detached town house offering well presented period styled accommodation with the benefit of mains gas central heating and large garden with potential parking area to front.

Located on the main thoroughfare just off the town centre, the property is convenient to the Coop supermarket and the town centre, offering a good range of amenities together with the Trinity St. David's University Campus.

DESCRIPTION



An attractive semi detached property with potential for sub-division to provide an annex if so required offering comfortable and well appointed period styled accommodation and affords more particularly the following -

HALLWAY



accessed via the front entrance door, Radiator

LIVING ROOM

14' x 13' plus bay window (4.27m x 3.96m plus bay window)



A nice light room from the front bay window with a Victorian fireplace, we are informed having an open flue , this has a tiled inset and timber surround, picture rail, 2 radiators, folding doors leading to -

DINING ROOM

13'2" x 11' (4.01m x 3.35m)



These could be opened up as one larger room or with the doors closed left sub-divided to two rooms. This has an attractive timber boarded floor, feature fireplace having a coal effect gas fire inset, picture rail, radiator. Door to -

REAR KITCHEN

18'9" x 10'8" (5.72m x 3.25m)



Side entrance door from level path externally. A good size room with pine floor, kitchen units at base and wall level incorporating single drainer sink unit, wall mounted gas boiler, cooker space, stairs to rear landing. Door to -

REAR HALLWAY

Stable door to rear garden and patio area. Door to -

SHOWER ROOM

10'2" x 6'2" (3.10m x 1.88m)



Also having a door from the main hallway. This has a double shower cubicle, toilet, wash hand basin, extractor fan, radiator, side window

CELLAR

13'4" x 12'11" (4.06m x 3.94m)

With a good head height offering useful dry storage area

FIRST FLOOR - LARGE GALLERIED LANDING

18'4" x 6' overall (5.59m x 1.83m overall)



With feature rear window

FRONT BEDROOM 1

13'3" x 12' (4.04m x 3.66m)



Two radiators, front window

BEDROOM 3

7'10" x 6' (2.39m x 1.83m)



Radiator, front window

REAR BEDROOM 2

12'10" x 12'2" (3.91m x 3.71m)



Radiator, rear window, door to -

REAR LANDING



Door to secondary staircase leading down to kitchen

BEDROOM 4

8'10" x 7'10" max (2.69m x 2.39m max)



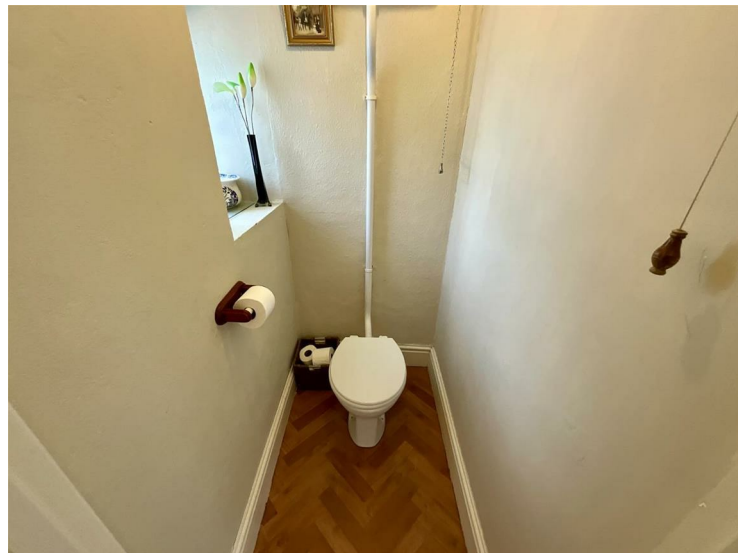
Side window

BATHROOM



Having a spa bath, wash hand basin, radiator, access to airing cupboard with copper cylinder

SEPARATE CLOAKROOM



With toilet.

EXTERNALLY



A feature of this property are its large rear gardens with attractive terrace to the rear which makes a lovely sitting out area, external toilet, store shed, steps up to long grassed garden area being nice and private. To the front of the property is a railed forecourt having a valuable area to the side which the vendor believes could have potential to provide a parking space (subject to any consents required).

Rear Garden



Side Area



COUNCIL TAX BAND - D

Amount payable: - £ 2100.72 2024/25

SERVICES

We are informed benefits from connection to mains water, mains electricity and mains drainage. Mains Gas, gas fired central heating.

DIRECTIONS

The property can be found on leaving Lampeter just after passing the turning for New Street on the right hand side as identified by the agents for sale board.



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		
		81
	40	

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,