

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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### 3 Temple Terrace, Lampeter, SA48 7BJ

**Guide Price £179,950**

**\*\* ATTENTION FIRST TIME BUYERS \*\***

A tastefully refurbished 2 bedroom terrace property in a convenient edge of town location with rear garden area and off road parking. The property has the benefit of double glazing and gas fired central heating and is an ideal opportunity to get your foot on the ladder.

A true turnkey property with no further work required.  
**A MUST VIEW PROPERTY - AVAILABLE CHAIN FREE**



## LOCATION

Conveniently located on the edge of the University town of Lampeter, within a walking distance of a range of local amenities. Lampeter has a good range of shopping, administrative and educational facilities including the Trinity St. Davids University campus, 30 minutes drive from the Georgian Harbour town of Aberaeron and 24 miles North of Carmarthen.

## DESCRIPTION

Having been recently fully refurbished this property would be ideal for first time buyers or those looking to downsize to a convenient edge of town location. The property benefits from 2 double bedrooms, living room and dining room, a modern kitchen and bathroom and a rear garden with off road parking. The property provides the following gas centrally heated, uPVC double glazed accommodation - (Dimensions approx.) (All principal rooms have adequate power points and central heating radiators)

## FRONT ENTRANCE DOOR to

Hallway with oak flooring

## LIVING ROOM

11'6 x 9'2 (3.51m x 2.79m)



With bay window

## DINING ROOM

11'9 x 11'8 (3.58m x 3.56m)



With oak flooring and stairs to first floor

## KITCHEN

16'1 x 6'3 max (4.90m x 1.91m max)



With oak flooring, a range of modern base and wall units, integrated fridge, integrated electric oven with gas hob and extractor hood over, single drainer sink

## CLOAK ROOM



With oak flooring, rear access door  
Downstairs toilet with combined w/c and wash basin

## FIRST FLOOR

### FRONT BEDROOM 1

12'6 x 10'4 (3.81m x 3.15m)



## BEDROOM 2

8'7 x 8'7 (2.62m x 2.62m)



With built in storage

## BATHROOM

6'1 x 5'6 (1.85m x 1.68m)



With oak flooring, bath with power shower over, w/c, wash  
hand basin vanity unit



## EXTERNALLY



To the rear of the property is a level garden with lawned area and hardstanding providing off road parking, adding to the appeal of this modern town property.

## SERVICES

We are informed that the property benefits from mains gas central heating, mains water, electricity and drainage.

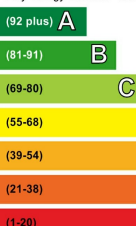




## DIRECTIONS

What3Words: risen.forklift.ranking

## COUNCIL TAX BAND C

We understand that the property is in council tax band C with the annual amount payable being £1870



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			 <b>92</b>
(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>		 <b>28</b>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

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