

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









Henardd Greenfield Terrace, Lampeter, Ceredigion, SA48 7DA

Asking Price £249,950

A well presented and imposing 3 bedroom modern town house benefitting from mains gas central heating and double glazing, This spacious house would make a lovely flamily or retirement home being just off the town centre and also has an integral garage and off road parking.

Low maintenance front gravelled area and rear enclosed patio area laid with resin, being within walking distance of the town centre.

#### **LOCATION**

Conveniently situated on the outskirts of Lampeter at Barley Mow within walking distance to all amenities. Lampeter offers a good range of everyday facilities including supermarkets, places of workshop, doctors surgery, chemists, pubs, restaurants and 3 to 19 schooling.

### **DESCRIPTION**

An imposing and well presented 3 bedroom detached town property benefitting from mains gas central heating and double glazing. The property was constructed approximately 35 years ago being deceptively spacious with ample living space and integral garage, and provides more particularly the following -

### **UPVC FRONT ENTRANCE DOOR to**

#### **HALLWAY**



Radiator and large cloak cupboard

# LIVING ROOM

15'8" x 13'1" (4.78m x 3.99m)



Two radiators, feature brick fireplace with gas fire inset, window to front, opaque glazed window looking into the hallway

### **OPEN PLAN KITHCHEN/DINING ROOM**

20' x 11'9" (6.10m x 3.58m)



With a range of fitted base and wall units incorporating stainless steel sink, electric double oven, 4 ring electric hob with extractor hood over, plumbing and space for dishwasher

## **DINING AREA**



Radiator and stairs to first floor

#### **UTILITY ROOM**

8'9" x 5'6" (2.67m x 1.68m)



Plumbing and space for automatic washing machine, Vaillant Built-in wardrobes, dressing table and chest of drawers, mains gas central heating combi boiler, door to rear garden

# **CLOAKROOM**



With toilet and wash hand basin

# FIRST FLOOR - GALLERIED LANDING



Access to loft area

### **FRONT BEDROOM 1**

13'8" x 13' (4.17m x 3.96m)



radiator

## **BATHROOM**

9'6" x 5'9" (2.90m x 1.75m)





With 4-piece suite comprising bath, washbasin with vanity unit, toilet, corner shower cubicle, heated towel rail

# **REAR BEDROOM 2**

12'3" x 9'6" (3.73m x 2.90m)



With built-in wardrobes, dressing table and chest of drawers, radiator

### **INNER HALL**



Two large linen cupboard

## **BEDROOM 3**

15'6" x 9'3" (4.72m x 2.82m)



With radiator, built-in wardrobes and dressing table

### **EXTERNALLY**



Tarmacked driveway leading to integral garage with front

graveled area and side paths leading to enclosed rear resin patio area.

# **INTEGRAL GARAGE**

17'5" x 9' (5.31m x 2.74m)



With electric roller shutter door, work bench and shelving

### **SERVICES**

We are informed the property is connected to mains electricity, mains water, mains drainage and mains gas central heating. Telephone subject to BT transfer regulations. Broadband available.

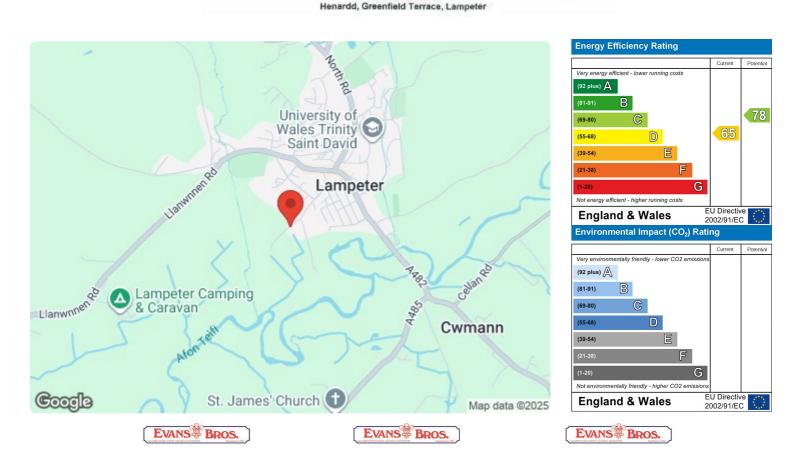
### **COUNCIL TAX BAND - D**

Amount Payable: £2104.00 http://www.mycounciltax.org.uk/

## **DIRECTIONS**

From Evans Bros office, proceed to the Commins car park passed J. H, Roberts electrical shop, at the junction bear right and after passing Soar chapel on your left hand side, take the next left turning by the fire station, proceed down in to Barley Mow and the property can be found on the right hand side just after Roberts Garden Centre as identified by the agents for sale board.





MART OFFICE, LLANYBYDDER,

CEREDIGION, SA40 9UE

1 MARKET STREET, ABERAERON,

CEREDIGION, SA46 0AS

Tel: (01545) 570462

5 NOTT SQUARE, CARMARTHEN,

CARMARTHENSHIRE, SA31 1PG

Tel: (01267) 236611