

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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13 Bryn Yr Eglwys, Lampeter, Ceredigion, SA48 7ER
Asking Price £165,000

***** Overlooking Lampeter Town *****

A semi detached 3 bed roomed well maintained house with the benefit of double glazing, side porch with ground floor shower/wet room, being ideal for 1st time buyers to create their first home. The property has an elevated position overlooking Lampeter town and with attractive views beyond with a good sized rear garden, within walking distance of the town centre.

LOCATION

Attractively located in one of the most popular residential areas of Lampeter, overlooking the town and the attractive views over the countryside beyond. The property is within walking distance to the good range of amenities offered within the traditional market town of Lampeter including supermarkets, 3 to 19 schooling facility and the Trinity St Davids University Campus.

DESCRIPTION



A semi detached well maintained property providing good sized accommodation having the benefit of double glazing with side porch addition also including a useful ground floor shower/wet room. The property has attractive views over the town with the benefit of a good size rear garden and in our opinion is ideal for 1st time buyers or investment purchasers.

STEPS UP TO FRONT ENTRANCE DOOR

uPVC entrance door -

HALLWAY

Night storage heater, stairs to first floor

LIVING ROOM

12'10"x 12'8" (3.91mx 3.86m)



Night storage heater, large front picture window with attractive views

REAR KITCHEN

9'2" x 8'6" (2.79m x 2.59m)



With vinyl tiled floor, kitchen units at base and wall level incorporating cooker point, pantry cupboard

DINING ROOM

10' x 9'7" (3.05m x 2.92m)



Night storage heater, rear window

SIDE PORCH

8' x 5'6" (2.44m x 1.68m)



Providing a nice day sitting area, door to -

SHOWER/WET ROOM

6' x 5' (1.83m x 1.52m)



With toilet, wash hand basin, shower provision having non slip flooring, convactor heater and extractor fan.

FIRST FLOOR - LANDING

Access to airing cupboard, side window

CLOAKROOM



having w.c.

BATHROOM



Having bath and wash hand basin

REAR BEDROOM

10'4" x 9'6" (3.15m x 2.90m)



Rear window

FRONT BEDROOM
11'4" x 9'6" (3.45m x 2.90m)

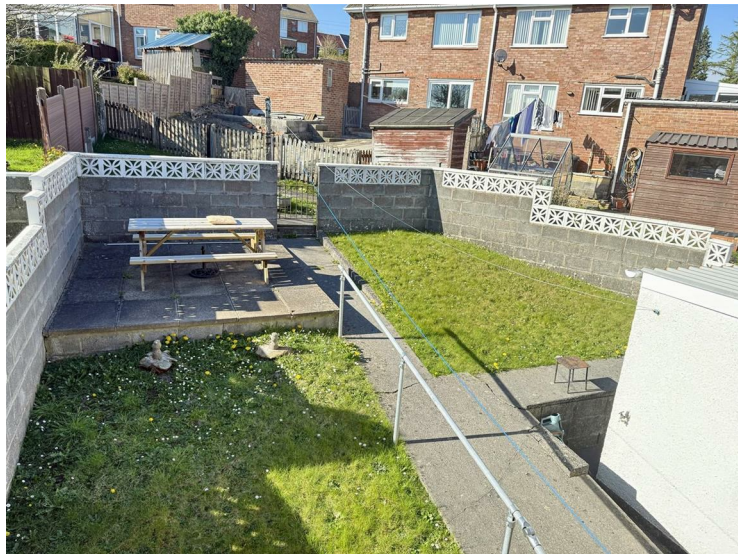


Front window with attractive views

BEDROOM 3
8' x 9' (2.44m x 2.74m)

Front window

EXTERNALLY



Front terraced paved forecourt, rear enclosed garden and raised patio area, external workshop and w.c..

THE VIEW



SERVICES

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



COUNCIL TAX BAND - D

Amount payable: £2296 <http://www.mycounciltax.org.uk/>

DIRECTIONS

From the roundabout at the end of College Street, turn left on to Bryn Road turning immediately right, continue up the hill towards Bryn yr Eglwys taking the first left hand turning and the property can be found on the right hand side as identified by the agents for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>46</div>	<div>83</div>
(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			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 	

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