39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Delfan, Felinfach, Lampeter, Ceredigion, SA48 8BG

Asking Price £195,000

A detached semi rural bungalow offering well presented 2 bedroomed accommodation, set in a generous plot with good sized gardens and detached garage/workshop and summer house with attractive views over the Aeron valley to the rear. Conveniently positioned adjoining the A482 Lampeter to Aberaeron roadway approximately half a mile from the busy village of Felinfach with recently opened area primary school, shops, public house and places of worship.. The property is approximately 7 miles equidistant from the Georgian harbour and destination town of Aberaeron and the market town of Lampeter.

#### **DESCRIPTION**



The property which is of non traditional construction offers well presented and well maintained accommodation, in a semi rural setting enjoying attractive views to the rear. The property has the benefit of oil fired central heating and uPVC double glazing and provides more particularly the following -

# FRONT ENTRANCE DOOR to -

# **HALLWAY**



Tiled floor, radiator

# **LIVING ROOM** 13'10" x 9'2" (4.22m x 2.79m)



With oak effect flooring, feature fireplace having wood burning stove in set, coved ceilings

#### FRONT BEDROOM 1

12'6" x 9' (3.81m x 2.74m)



Radiator, front window, coved ceiling

# **REAR BEDROOM**

10'9" x 9' (3.28m x 2.74m)



With rear window, radiator

**BATHROOM** 

7'9" x 5'5" (2.36m x 1.65m)



shower, half tiled walls with tiled floor, heated towel rail

#### **DINING ROOM**

13' x 8'8" (3.96m x 2.64m)



Radiator, tiled floor, access to airing cupboard

# **KITCHEN**

8'7" x 7'7" (2.62m x 2.31m)



Being fully tiled with bidet, wash hand basin, toilet, corner With tiled floor, base unit incorporating sink unit, electric cooker point, recess with fridge space, side entrance door to side porch.

#### **EXTERNALLY**



The property is approached via a gated entrance to front parking and turning area, this leads to a detached garage/workshop, two aluminum greenhouse, summer house. Extensive gardens to side with attractive views over the Aeron valley to the rear.

# **Detached Garage**



#### **Summer House**



#### **SERVICES**

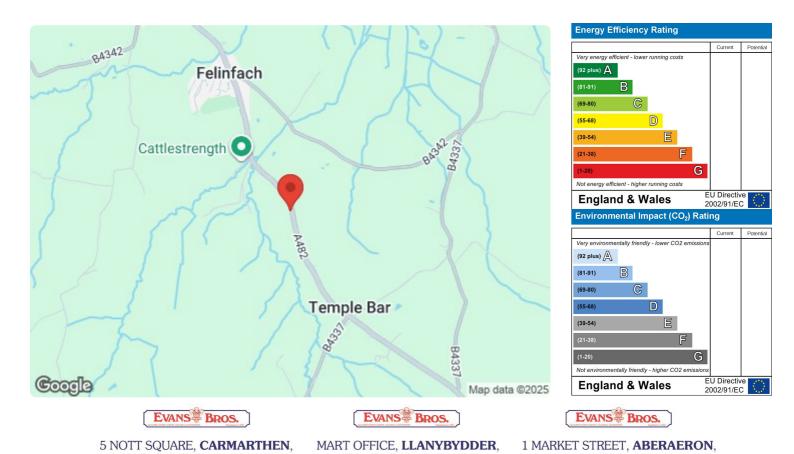
We are informed the property is connected to mains water, mains electricity and mains drainage. Oil fired central heating, boradband available..

# **DIRECTIONS**

From Felinfach proceeds towards Lampeter on the A482, as you start going up the hill the property can be found on the left hand side.

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

Amount Payable: £2296 http://www.mycounciltax.org.uk/



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