

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



37 Bridge Street, Lampeter, Ceredigion, SA48 7AA

Asking Price £217,000

This well-presented town house on Bridge Street offers a delightful blend of period features and modern comforts, boasting two spacious reception rooms, perfect for entertaining or relaxing with family. The house comprises three or four bedrooms, providing ample space for a growing family or the option to create a home office.

The property is conveniently located just off the town centre, allowing easy access to local amenities, shops, and services. Large, light-filled rooms from the large windows and bay windows to the principle rooms are enhanced by gas-fired central heating and UPVC double glazing, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this home is the off-road parking, along with a purpose-built garage workshop at the rear, ideal for hobbyists car enthusiasts or additional storage.

This property is chain-free and vacant, making it ready for immediate occupation. Whether you are looking for a family home or a sound investment, this charming town house presents an excellent opportunity in a desirable location.

LOCATION



This property is ideally located on Bridge Street, just a short stroll from Lampeter's town centre, offering the perfect balance of convenience and tranquillity. Residents will enjoy easy access to a range of amenities, including local schools, the doctor's surgery, shops, and various businesses, making day-to-day life hassle-free. To the rear, the property benefits from attractive views, providing a peaceful retreat with scenic surroundings. Whether you're popping into town for errands or enjoying the charm of the area, this location offers a great mix of accessibility and natural beauty.

DESCRIPTION



A well positioned property offering light and airy accommodation with the benefit of gas fired central heating and uPVC double glazing.

HALL



The property is accessed via uPVC entrance door to an inviting hallway, access to understairs storage cupboard, stairs to first floor

FRONT LIVING ROOM 16'9" x 13'8" (5.11m x 4.17m)



With radiator, fire place with gas fire, front bay window

SITTING ROOM

15'8" x 11'6" (4.78m x 3.51m)



With modern tile fireplace, rear door to patio area

REAR HALLWAY

With rear entrance door

KITCHEN

12'2" x 8'8" (3.71m x 2.64m)



With a range of contemporary styled kitchen units at base and wall level incorporating electric oven, 4 ring gas hob, extractor hood, 1 1/2 bowl sink unit, plenty of storage cupboards and work surfaces, radiator

FIRST FLOOR - FRONT LANDING



Access to loft space, we are informed that many of the loft spaces of these houses have been converted with sufficient head room and provide further potential for this family sized property

FRONT BEDROOM 1

17'2" x 10'3" into bay (5.23m x 3.12m into bay)



Radiator

BEDROOM 2

11'1" x 7'2" (3.38m x 2.18m)



Radiator

REAR BEDROOM 3

14'2" x 11'5" (4.32m x 3.48m)



Radiator

REAR LANDING -

STUDY/CHILDS BEDROOM

7'2" x 5'10" (2.18m x 1.78m)



Access to loft space and boiler cupboard housing the gas fired central heating boiler

BATHROOM

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



Having a panelled bath with shower unit over, toilet, wash hand basin, airing cupboard having pressurised hot water cylinder.

EXTERNALLY



One of the main benefits of this property are the attractive yet easily maintained outside garden areas with steps leading up to a further patio area with gravelled and paved finish.

From the rear of the property are views over the College grounds and the countryside beyond.

UTILITY STORAGE ROOM

11'6" x 7'4" (3.51m x 2.24m)



a rear utility room 11'6" x 7'4" useable as home gym/home office etc.,

PATIO AREAS



REAR ACCESS

One of the main benefits of the property is the access via the rear service lane to the large garage/workshop

GARAGE WORKSHOP

29'3" x 13'9" (8.92m x 4.19m)



being purpose built with a front roller shutter door, mezzanine storage area, electricity connected.

SERVICES

We are informed the property benefits from connected to mains water, mains electricity, mains drainage, mains gas, gas fired central heating, uPVC double glazing.

COUNCIL TAX - E

Amount payable: 2806.00



Total area: approx. 126.6 sq. metres (1363.0 sq. feet)
 The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
 Plan produced using PlanUp.

37 Bridge Street, Lampeter



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.,