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**59 Bryn Steffan, Lampeter, SA48 8BS**

**Asking Price £195,000**

A very well presented 3 bedroomed property of turnkey nature on the outskirts of the popular town of Lampeter. The property has been improved / modernised by the current vendors with attractive modern kitchen to the front & lovely open plan living / dining room to the rear. Benefitting from mains gas central heating & uPVC double glazing the property would be an ideal purchase for first time buyers or indeed those looking to downsize. With off-road parking to the front & an enclosed patio / lawn area to the rear, this one is well worthy of an early viewing being walking distance to town amenities & available chain free!

## Location

The property is located on a popular cul-de-sac on the outskirts of the Market Town of Lampeter offering a good range of everyday amenities including high street shops, doctors surgery, chemists, dentists and also having primary and secondary schooling together with the former Trinity St. David's University campus all within walking distance.

## Description



This modern & well appointed 3 bedroomed property on the outskirts of Lampeter town would make an ideal home for ideal first time buyers or those looking to downsize, providing family sized accommodation & being ready for immediate occupation, the property benefits from mains gas central heating, uPVC double glazing & affords more particularly the following -

### Front Storm Porch

with front entrance door to -

### Entrance Hallway



with tiled flooring, doors to -

## Kitchen

11'9" x 8'2" (3.58m x 2.49m)



An attractive modern kitchen with a good range of base & wall units, electric oven, gas hob, plumbing for automatic washing machine, single drainer sink, space for dishwasher

## WC

with tiled floor, wash hand basin, extractor fan

## Boiler Cupboard

with mains gas 'Vaillant' boiler, space for tumble dryer & general storage space

## Living Room / Dining Room

24'7" x 15'2" (7.49m x 4.62m)



A space that has been beautifully renovated to provide a contemporary open plan living / dining space benefitting from plenty of natural light, electric fire, recessed TV mount, under stairs storage & door to grounds at rear.



**FIRST FLOOR**

**Landing**



with access to loft

**Bedroom 1**

14'7" x 8'6" (4.45m x 2.59m)



A spacious room with view over the rear garden.

**Bedroom 2**

12' x 7'5" (max) (3.66m x 2.26m (max))



**Bedroom 3**

12' x 6'8" (3.66m x 2.03m)



**Bathroom**

7'8" x 6' (2.34m x 1.83m)



Being part tiled with WC, bath with shower over, wash hand basin, heated towel rail, toiletries cabinet & tiled flooring



### Services

We understand that the property is connected to mains water, electricity & drainage, mains gas fired central heating, uPVC double glazing.

### Council Tax Band 'D'

### Directions

What3Words: apprehend.edicts.recapture

Go out of Lampeter town towards Aberaeron and the coast on the A482. After passing 'Huw Lewis Tyres', take the 1st turning left into Brynsteffan Estate. Continue right on the cul de sac and the property can be seen a short distance after on your right hand side.

### Externally



The property benefits from off-road parking for two via tarmacadam drive to the front, along with a well enclosed rear garden laid to patio & lawn, raised beds & panelled fencing making this an ideal space for family entertainment, those with pets and so on.

### Shed



of timber construction



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



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