

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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2 Bro Tawela, Silian, Lampeter, Ceredigion, SA48 8AT

Asking Price £175,000

A well appointed semi detached 3 bedroomed dwelling house with the benefit of oil fired central heating together with a lovely wood burning stove and large front gardens in a popular semi rural location only 2 miles from Lampeter. This property has a benefit of timber effect, UPVC double glazing and would make an ideal home for first time buyers.

DESCRIPTION



A well appointed semi detached 3 bedroomed dwelling house with the benefit of oil fired central heating together with a lovely wood burning stove and large front gardens in a popular semi rural location only 2 miles from Lampeter. This property has a benefit of timber effect, UPVC double glazing and would make an ideal home for first time buyers.

FRONT ENTRANCE DOOR TO HALLWAY



With a radiator

LIVING ROOM

13'10 x 12'10 (4.22m x 3.91m)



With front patio doors to balcony/terrace, wood burning stove, set in a fireplace with slate hearth, timber surround and tiled inset. Picture rail.

Arch to:

KITCHEN/DINING ROOM

18 x 9'10 (5.49m x 3.00m)



With plenty of room for the whole family, having a tiled floor and range of kitchen units at base and wall level incorporating 1 & 1/2 bowl sink unit with mixer tap, fitted oven and hob with extractor hood over, space for fridge freezer, spotlighting

REAR LOBBY

With entrance door to each side

UTILITY ROOM

13 x 5'6 (3.96m x 1.68m)



Having a range of base units incorporating a 1 & 1/2 bowl sink unit, oil fired central heating boiler, plumbing and space for automatic washing machine and tumble drier.

FIRST FLOOR LANDING



Built in cupboard and side window, radiator

REAR BEDROOM 1

10'8 x 10 (3.25m x 3.05m)



Fireplace, radiator, rear window

FRONT BEDROOM 2

13'9 x 10'4 (4.19m x 3.15m)



Built in wardrobes, fireplace, radiator

FRONT BEDROOM 3

9'6 x 8 (2.90m x 2.44m)



radiator

BATHROOM



Having 3 piece suite, with panelled bath having shower unit over, wash hand basin, toilet, radiator, tiled walls.

EXTERNALLY



The property has a large front gardens with central pedestrian path, having attractive flower and shrub borders, front decked terrace to enjoy the lovely views. Rear garden with decked patio, further garden areas contained with timber and brick wall boundaries with rear pedestrian gate.

SERVICES



We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating, telephone and broadband available.

DIRECTIONS

From Lampeter take the Aberaeron road, just after passing the Shell garage turn right, continue up the hill to the first junction, continue straight across passing Gwarffynon farm, at the next T junction turn left into Silian and the property can be found on entering the village on the left hand side as identified by the agents for sale board.

AGENT COMMENTS

In all a lovely opportunity to purchase a well presented family home in a popular locality close to Lampeter.

CONCIL TAX BAND - C

We are informed the amount payable per annum is £1870



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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