

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Elders 84 Bridge Street, Lampeter, Ceredigion, SA48 7AG**

**£235,000**

A substantial and spacious Victorian semi detached town house, offering well presented period styled accommodation with the benefit of dual staircases providing flexible access to first floor, two bathrooms, large cellar & parking potential (STP) mains gas central heating and large garden. Situated just off the town centre, the property is convenient to the Coop supermarket and the town centre, offering a good range of amenities together with the Trinity St. David's University Campus.

## DESCRIPTION



A spacious and highly versatile four-bedroom Victorian semi-detached home, featuring both a first-floor bathroom with independent access via a second staircase and a generous ground floor shower room—offering excellent flexibility for modern living.

This attractive period home offers generous proportions throughout, with a flexible and practical layout that will suit a range of buyers including families, downsizers and those seeking adaptable living space.

A key feature of the property is the dual staircase arrangement, which provides independent access to the first-floor bathroom via a secondary staircase. This means the bathroom can be accessed without passing through a bedroom, offering a rare level of flexibility for a property of this style.

In addition, the property benefits from a spacious ground floor shower room, providing further convenience and making the home particularly well-suited for guests or multi-generational living arrangements.

A further standout feature is the large cellar, which offers excellent head height and significant potential for use as a hobby room, home office, teenage space or additional living accommodation (subject to any necessary consents), alongside useful storage.

Externally, the property enjoys a private enclosed garden and also offers excellent potential to create off-road parking to the front (subject to consents). The substantial stone frontage is within ownership of the property, and neighbouring homes have successfully implemented similar arrangements, to allow for this, as indeed also have with further living space into the extremely large loft areas providing even more flexibility.

Situated in a quieter residential section of Bridge Street, the property combines peace and privacy with excellent convenience, yet just a short level walk from the Co-op, bus routes, schools and town centre amenities. This attractive semi detached property with potential for sub-division to provide an

annex if so required offering comfortable and well appointed period styled accommodation and affords more particularly the following -

## HALLWAY



accessed via the front entrance door, Radiator

## LIVING ROOM

14' x 13' plus bay window (4.27m x 3.96m plus bay window)



A nice light room from the front bay window with a Victorian fireplace, we are informed having an open flue, this has a tiled inset and timber surround, picture rail, 2 radiators, folding doors leading to -

## DINING ROOM

13'2" x 11' (4.01m x 3.35m)



These could be opened up as one larger room or with the doors closed left sub-divided to two rooms. This has an attractive timber boarded floor, feature fireplace having a coal effect gas fire inset, picture rail, radiator. Door to -

## REAR KITCHEN

18'9" x 10'8" (5.72m x 3.25m)



Side entrance door from level path externally. A good size room with pine floor, kitchen units at base and wall level incorporating single drainer sink unit, wall mounted gas boiler, cooker space, stairs to rear landing. Door to -

## REAR HALLWAY

Stable door to rear garden and patio area. Door to -

## SHOWER ROOM

10'2" x 6'2" (3.10m x 1.88m)



Also having a door from the main hallway. This has a double shower cubicle, toilet, wash hand basin, extractor fan, radiator, side window

## CELLAR

13'4" x 12'11" (4.06m x 3.94m)

With a good head height offering useful dry storage area

## FIRST FLOOR - LARGE GALLERIED LANDING

18'4" x 6' overall (5.59m x 1.83m overall)



With feature rear window

## FRONT BEDROOM 1

13'3" x 12' (4.04m x 3.66m)



Two radiators, front window

## BEDROOM 3

7'10" x 6' (2.39m x 1.83m)



Radiator, front window

## REAR BEDROOM 2

12'10" x 12'2" (3.91m x 3.71m)



Radiator, rear window, door to -

## REAR LANDING



Door to secondary staircase leading down to kitchen

## BEDROOM 4

8'10" x 7'10" max (2.69m x 2.39m max)



Side window

## BATHROOM



Having a spa bath, wash hand basin, radiator, access to airing cupboard with copper cylinder

## SEPARATE CLOAKROOM



With toilet.

## EXTERNALLY

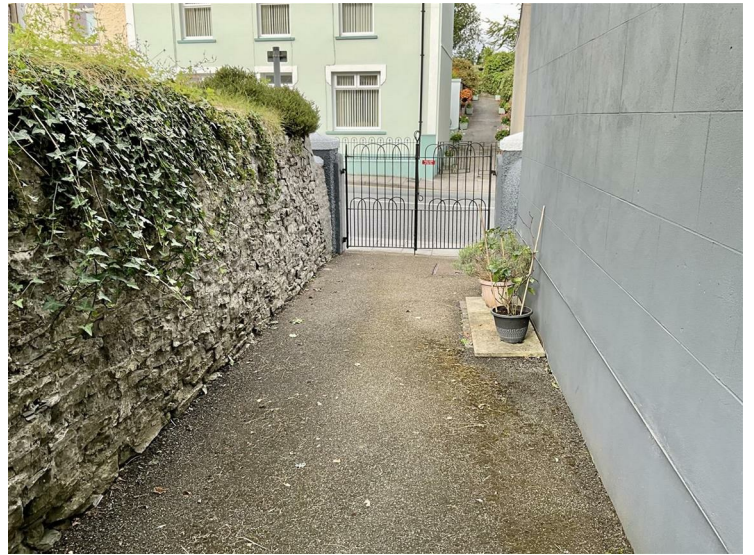


A feature of this property are its large rear gardens with attractive terrace to the rear which makes a lovely sitting out area, external toilet, store shed, steps up to long grassed garden area being nice and private. To the front of the property is a railed forecourt having a valuable area to the side which the vendor believes could have potential to provide a parking space (subject to any consents required).

## REAR GARDEN



## POTENTIAL PARKING AREA



## COUNCIL TAX BAND - D

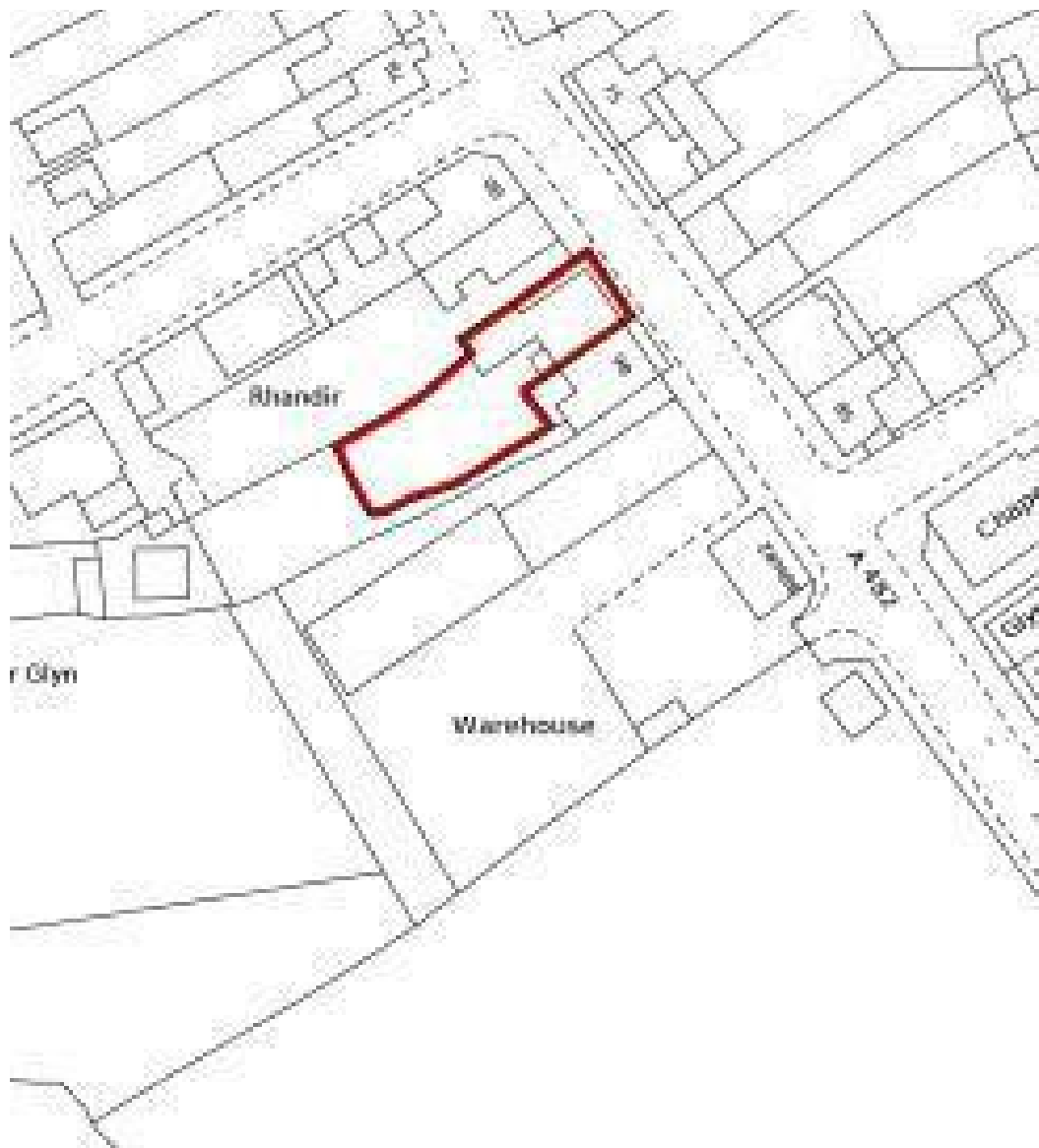
Amount payable: - £ 2100.72 2024/25

## SERVICES

We are informed benefits from connection to mains water, mains electricity and mains drainage. Mains Gas, gas fired central heating.

## DIRECTIONS

The property can be found on leaving Lampeter just after passing the turning for New Street on the right hand side as identified by the agents for sale board.



**Energy Efficiency Rating**

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   |           | <b>81</b> |
|   | <b>40</b> |           |

**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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC



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