

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Gelligwenin, Bryn Road, Lampeter, SA48 7EE

Asking Price £295,000

Impressive recently refurbished & double fronted 4/5 bed roomed town property providing family sized accommodation with off-road parking to the rear, within a stone's throw of the amenities & facilities of Lampeter town. This charming & spacious property has undergone significant refurbishment throughout to include new kitchen, carpeting & more. The rear of the property provides an enclosed spacious garden area ideal for outdoor entertainment, along with single garage & store house, with the cellar providing potential as an annexe / workshop / games room (STP) with a separate entrance door.

**** AVAILABLE CHAIN FREE & READY FOR IMMEDIATE OCCUPATION ****

Location



This property is ideally located on Bryn Road, 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. Whether you're popping into town for errands or enjoying the charm of the area, this location ticks the boxes.

Description



An impressive recently refurbished town property offering deceptively spacious 4/5 bedroom accommodation with the benefit of many attractive original character features such as bay windows & tiled flooring amongst the recent upgrades to the property which include a new modern kitchen , new gas fired combi boiler, new carpeting. A further highlight of this property is the spacious rear enclosed garden along with the garage & off-road parking for several vehicles, being particularly valuable in the town centre. The cellar is also sure to be of interest to prospective purchasers with a separate ground floor entrance providing potential as further accommodation / annexe (STP) or as a workshop / games room. Available chain free & ready for immediate occupation with no further work required! The property affords more particularly the following -

Entrance Hallway



A spacious reception area with attractive original mosaic tiles, doors to -

Reception Room

11'3" x 10'8" (3.43m x 3.25m)



with impressive marble fireplace with open fire & bay windows allowing plenty of natural light through.

Living Room

15'7" x 10'9" (4.75m x 3.28m)



A spacious & versatile room to the front of the property with further fireplace with open fire & bay windows.

Further Living Room / Office

10'8" x 8' (3.25m x 2.44m)



To the rear of the property, again being a versatile room suiting many uses, with shelving

Sitting Room / Dining Room

12'3" x 9'6" (3.73m x 2.90m)



A further sitting room with fireplace having open fire

Hallway

with tiled flooring & stairs to first floor

Kitchen

12'6" x 9'2" (3.81m x 2.79m)



An impressive newly fitted kitchen with a great range of base & wall units, electric cooker, eye level microwave, electric hob with concealed extractor hood over, 1 1/2 drainer sink, built in fridge / freezer, built in dishwasher, breakfast bar area, door to cellar & -

Utility Room

7'4" x. 6'3" (2.24m x. 1.91m)



with base units, plumbing for automatic washing machine & picture window to the rear allowing plenty of natural light through.

FIRST FLOOR

Landing



Front Double Bedroom

11'7" x 10'7" (3.53m x 3.23m)



with bay window

Front Double Bedroom 2

11'7" x 10'8" (into alcove) (3.53m x 3.25m (into alcove))



with bay windows

Rear Double Bedroom
12'8" x 10'7" (3.86m x 3.23m)



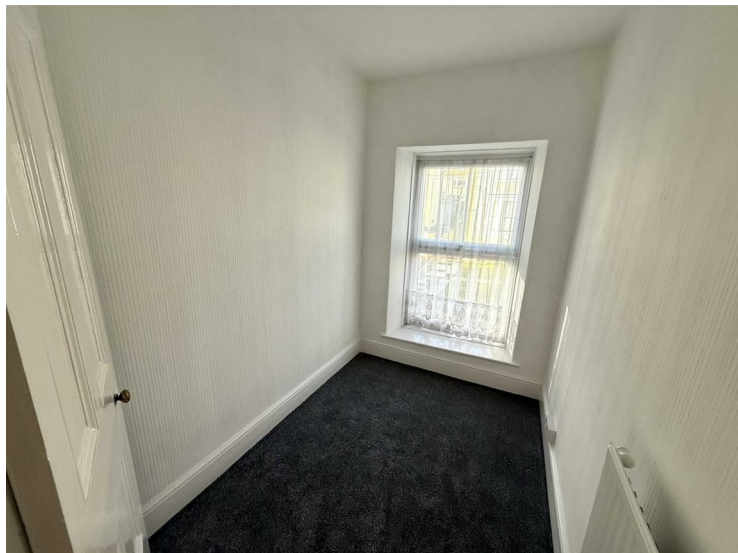
with view to the rear of the property

Rear Double Bedroom 2
12' x 9'5" (3.66m x 2.87m)



with wardrobe cupboard & view to the rear of the property

Bedroom / Study
8'2" x 5'6" (2.49m x 1.68m)



Bathroom
7'8" x 6'9" (2.34m x 2.06m)



A part tiled bathroom suite with bath having electric shower over, wash hand basin with toiletries cupboard, shaver point, heated towel rail, extractor fan

WC



Boiler Room
with gas fired combi boiler

Storage Cupboard
with shelving

Cellar Room 1
25'5" x 9'5" (7.75m x 2.87m)

The cellar is divided into two & provides an abundance of potential as a separate annexe or as further accommodation (STP) with ground floor rear entrance door or indeed as a workshop / games room.

Cellar Room 2
24'4" x 10'6" (7.42m x 3.20m)

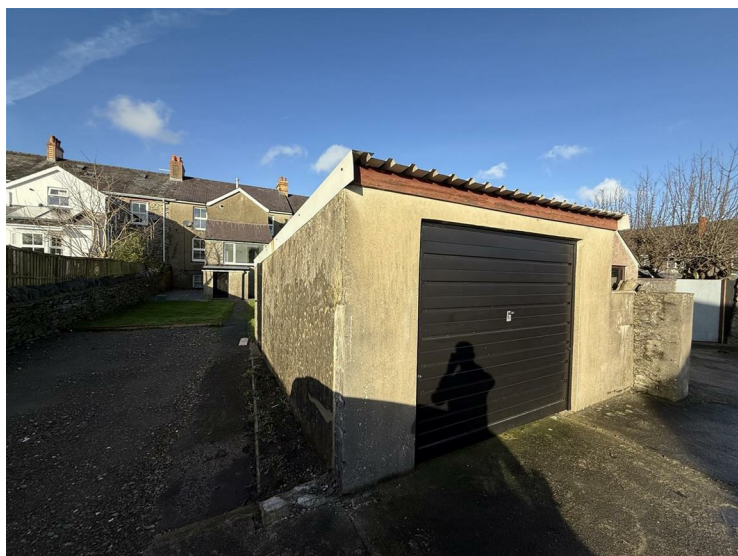
Externally



The property has the benefit of an enclosed & spacious rear garden mostly laid to lawn with some gravelled grounds with stone walled boundary. There is off-road parking for several vehicles to the rear reached via a rear access lane.

Store Shed

Single Garage



with up & over garage door & side door

Parking



Services



Mains water , electricity & drainage, mains gas central heating.

Council Tax Band 'E'

Directions

What3Words: parent.ties.expensive



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 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.,