

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**4 Glynnaeron, Llangeitho, Tregaron, Ceredigion, SY25 6TS**

**Asking Price £159,950**

AN ATTRACTIVE SEMI DETACHED 3 BEDROOMED HOUSE WITH OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING. GOOD SIZED GARDENS WITH VIEWS OVER OPEN FIELDS AND THE AON VALLEY BEYOND.

LOCATED IN A POPULAR VILLAGE WITH A GOOD RANGE OF AMENITIES INCLUDING PRIMARY SCHOOL, SHOP/CAFE AND PUB.

IDEAL FOR FIRST TIME BUYERS AND WITH NO RESTRICTIVE COVENANTS.

\*\*\* NO ONWARD CHAIN \*\*\*

## LOCATION



Attractively located on the edge of the popular Aeron Valley Village of Llangeitho, within walking distance of a good range of local facilities, including primary school, shop/cafe and pub, close to the popular town of Tregaron with further shops, hotels etc and also convenient to Lampeter, Aberaeron to the West and Aberystwyth to the North

## DESCRIPTION



A refurbished and spacious 3 bedrooomed house ideal for first time buyers, offering well presented accommodation, located in a popular location. Traditionally built with rendered elevations under a slate roof with the benefit of oil fired heating, and double glazing this property provides a good opportunity for first time or family buyers

## HALL

via front UPVC entrance door, radiator

## LIVING ROOM

13'6 x 10'10 (4.11m x 3.30m)



With front window, fireplace with timber mantle, radiator.

## KITCHEN/DINING AREA

18'4 x 11' overall (5.59m x 3.35m overall)



With extensive modern units providing ample storage space and work surfaces, electric cooker point, quarry tiled floor. Original enamel range being a characterful feature. Rear window.

## KITCHEN AREA



With base and wall units with sink unit, space for dishwasher and washing machine.

Rear door.

## LANDING

with doors to

## BEDROOM 1

11'6 x 11' (3.51m x 3.35m)



with rear window having attractive views. radiator. built in cupboard and wardrobe space.

## BEDROOM 2

11'6 x 11' (3.51m x 3.35m)



front window, radiator and built in cupboard and wardrobe space

## BEDROOM 3

8'3 x 7'10 (2.51m x 2.39m)



Radiator, front window

## BATHROOM



with a refurbished suite having modern bath with electric Mira

Sports shower over, toilet and wash basin. Attractive panelled walls. Convector heater and radiator.

## EXTERNALLY



Good sized gardens with front path leading to the property and attractive lawned areas with well stocked flower borders.

## GARDENS



enclosed rear garden with lawned garden and a large apple tree, external store shed.

## VIEWS



## DIRECTIONS



From the centre of the village take the road passed the Three horse shoes and the school and the property can be found on the left as identified by the for sale board

## SERVICES

Mains electricity, water and drainage. Oil fired central heating, Broadband connected

## COUNCIL TAX

BAND B - £1786 Source [mycounciltax.org](http://mycounciltax.org)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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