EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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43 Bro Henllys, Felinfach, Lampeter, SA48 8AD

Asking Price £175,000

ATTENTION FIRST TIME BUYERS

Well presented & deceptively spacious 3 bedroomed property on the popular Bro Henllys estate in the Aeron valley village of Felinfach. This property enjoys a spacious corner plot with lawned garden to the front & attractive countryside views as a backdrop. Ideal first time buyer / family home in a quiet tucked away spot on this popular estate.

** AVAILABLE CHAIN FREE **

Please Note - The property is subject to a section 157 local occupancy restriction whereby purchasers will need to qualify with Ceredigion County Council - further details available from the selling agents Evans Bros.

Location

The property is located on the popular Bro Henllys estate in Felinfach within walking distance of a good range of local amenities including shops, gym, public house and places of worship, football pitch & the brand new area school for Dyffryn Aeron. The village is located on the Aberaeron to Lampeter roadway within easy travelling distance of both towns, with regular buses travelling through the village daily.

Description

A well presented & deceptively spacious 3 bedroomed semi detached property with the benefit of oil fired central heating & uPVC double glazing. The property enjoys lovely countryside views to the front & would make an ideal first time buyer / family home. Available chain free & ready for immediate occupation, the property affords more particularly the following -

Front Entrance Door to -

Reception Hallway

with stairs to first floor & doors to -

WC

part tiled with wash hand basin

Kitchen

12'3" x 11'6" (3.73m x 3.51m)

A spacious kitchen to the rear of the property being part tiled with a good range of base & wall units, electric oven & hob & extractor hood over, single drainer sink & rear entrance door. Door to -

Living Room / Diner
20' x 10'8" (6.10m x 3.25m)

A spacious room perfect for family relaxation & entertainment with dining space & dual aspect windows with attractive countryside views to the front.

FIRST FLOOR

Landing
with wardrobe cupboard & access to boarded & insulated loft space

Airing Cupboard
housing copper cylinder

Bedroom 1
12'6" x 10'9" (3.81m x 3.28m)

with attractive countryside views

Bedroom 2
9' x 8' (2.74m x 2.44m)

with recessed wardrobe space / shelving

Bedroom 3
12'5" x 10' (max) (3.78m x 3.05m (max))

with attractive countryside views through front picture window

Bathroom
7'4" x 4'9" (2.24m x 1.45m)

A modern fully tiled bathroom suite with bath with electric shower over, WC, pedestal wash hand basin

Externally

The property sits on a spacious corner plot with a good sized lawned garden to the front having the benefit of a lovely backdrop of countryside views. The rear of the property has low maintenance patio grounds with paved walkway & parking space for one.

Boiler Room
with oil fired boiler & storage space

Garden Shed
with electricity connected, space for tumble dryer

Services
We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'C'

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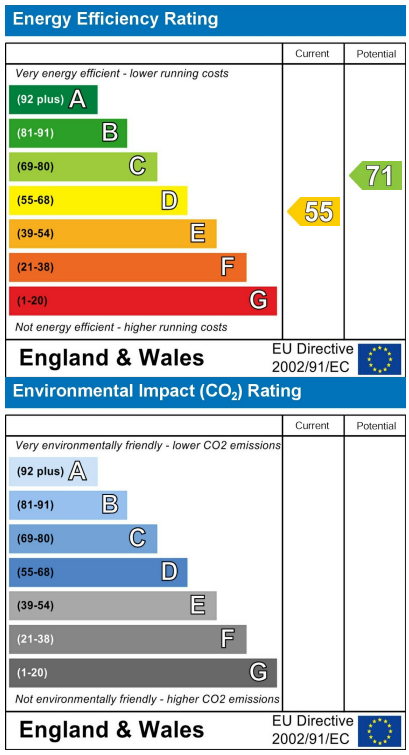
Consent will not be withheld if the disposal is to a person (or if it is made to more than one person at least one of them) who has, throughout the period of three years immediately preceding the application for consent:

- Had his only or principal home in such a region; or has had one in part or parts of that period and the other in the remainder; subject that the region need not have been the same throughout.



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