

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## **Bryn Cerdd, No 1 Bro Fallen, Talsarn, Lampeter, Ceredigion, SA48 8QS**

**Asking Price £160,000**

A well positioned semi detached 3 bedroom house with the benefit of replacement uPVC windows and a Eco 4 Energy scheme with external insulation provided to the main dwelling walls and air source heating. The property stands in a spacious plot with front, side and large rear garden having rear access. Attractive positioned in the popular Aeron valley village of Talsarn, having views over the Aeron valley to the rear, convenient to the village of Felinfach with recently opened area primary school and convenient to both Lampeter and Aberaeron.

## DESCRIPTION



A property being ideal for 1st time buyers having been improved with an Eco 4 Energy grant providing external insulation and an air source heating system and now ready for re-fitting of kitchen and bathroom to the purchasers specification. The property has also had the benefit of replacement uPVC windows and doors to the main dwelling.

The property affords more particularly the following -

### FRONT ENTRANCE DOORT to

#### HALLWAY

14' x 6'2" overall (4.27m x 1.88m overall)

With quarry tile floor, radiator, stairs to first floor

#### LIVING ROOM

14' x 13' (4.27m x 3.96m)

Radiator, front window, modern tile fireplace

#### KITCHEN/DINING ROOM

19'6" x 9'10" (5.94m x 3.00m)

Having been stripped out ready for re-fitting with a quarry tile floor, one wall in exposed brickwork with part tongue and groove cladding, side and rear windows

#### REAR UTILITY ROOM

16'3" x 7'4" (4.95m x 2.24m)

Having single drainer sink unit, rear entrance door

#### FIRST FLOOR - LANDING

Storage cupboard

#### FRONT SINGLE BEDROOM

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

Radiator, front window

#### FRONT DOUBLE BEDROOM

14' x 11'5" (4.27m x 3.48m)

Radiator, front window

#### REAR DOUBLE BEDROOM

10' x 12' (3.05m x 3.66m)

Radiator, built-in airing cupboard with hot water cylinder

## BATHROOM

7'2" x 5'6" (2.18m x 1.68m)

Again, this has had the bathroom suite removed ready for re-fitting although with part tiled walls.

## EXTERNALLY



The property has a large plot outlined on the plan provided with front lawned garden, side garden and large rear garden having the benefit of rear vehicular access.

External store shed and w.c.

## SERVICES


We are informed the property is connected to mains water, mains electricity and mains drainage, air source heating, fibre broadband.

## COUNCIL TAX BAND - C


Amount payable: £2,041 <http://www.mycounciltax.org.uk/>




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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