

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Glennydd, Bro Grannell, Llanwnnen, Lampeter, Ceredigion, SA48 7JX

Asking Price £200,000

This delightful end-of-cul-de-sac house presents an ideal opportunity for first-time buyers seeking a comfortable and inviting home. With a great kitchen/diner, inviting living room and three well-proportioned bedrooms this property is perfect for those looking for a family home.

Upon entering, you are welcomed into a lovely living room, complete with a traditional fireplace that adds warmth and character to the space. Adjacent to the living area, you will find a versatile rear study or play area, providing additional room for relaxation or work. The property boasts a well-appointed bathroom and benefits from oil-fired central heating, courtesy of a homely Rayburn range, ensuring comfort throughout the seasons.

Outside, the property offers ample off-road parking, making it easy for you and your guests to come and go. The good-sized garden adds to the appeal of this property

LOCATION



Attractively located at the end of a quiet cul de sac, in the popular village of Llanwnnen having a public house, some 4 miles from the market town of Lampeter having a good range of everyday facilities including 3-19 schooling, doctors surgery, supermarkets, dentist etc. The property is also 2 miles from the Teifi valley and market town of Llanybydder and being convenient to the Ceredigion coastline at Aberaeron.

DESCRIPTION



An attractive semi detached 3 bedroom house offering well presented accommodation with the benefit of oil fired central heating via a Homely Rayburn range. One of the main features of this property is its attractive location with ample off road parking and good sized gardens making it an ideal family holme.

The property affords more particularly the following -

uPVC ENTRANCE DOOR to -

INVITING HALLWAY

8'8" x 6'2" (2.64m x 1.88m)



Radiator

LIVING ROOM

14' x 12'4" (4.27m x 3.76m)



With a feature fireplace having oak surround and slate hearth, access to spacious understairs storage cupboard with radiator

REAR STUDY/PLAY AREA

7'8" x 7'6" (2.34m x 2.29m)



With velux roof window, rear entrance door, rear window, radiator

KITCHEN/DINING ROOM

20'7" x 9'6" (6.27m x 2.90m)



A large room with ample room for the family, having a tiled floor and an extensive range of kitchen units at base and wall level incorporating a ceramic 1 1/2 bowl sink unit, built-in dishwasher and fridge, fitted electric oven with 4 ring ceramic hob and extractor hood over, Royal Blue Rayburn range with back boiler for domestic hot water and central heating supplies, also providing cooking facilities

FRONT DINING AREA



Front window

REAR UTILITY ROOM

11' x 6'9" overall (3.35m x 2.06m overall)



With tiled floor, rear entrance door, sink unit, plumbing for automatic washing machine.

STORAGE CUPBOARD

Previously a w.c., we are informed with plumbing remaining in situ, radiator

FIRST FLOOR - LANDING



Front window

REAR BEDROOM 1

12' x 11'4" (3.66m x 3.45m)



Built-in wardrobe with sliding mirror front doors, radiator, rear window with attractive views over open fields

REAR BEDROOM 2

10'4" x 8' (3.15m x 2.44m)



Radiator, rear window with attractive views over open fields

FRONT BEDROOM 3

12' x 9' (3.66m x 2.74m)



Radiator, front window

BATHROOM



Having bath with shower unit over having tiled surround, toilet, wash hand basin, extractor fan, heated towel rail.

EXTERNALLY



One of the main features of this property is its end corner plot with ample off road parking having a front garden with front tarmacadamed private parking area with gated entrance further rear parking area, garden area. External workshop 9' x 5'8", enclosed kennel.

VIEW TO REAR

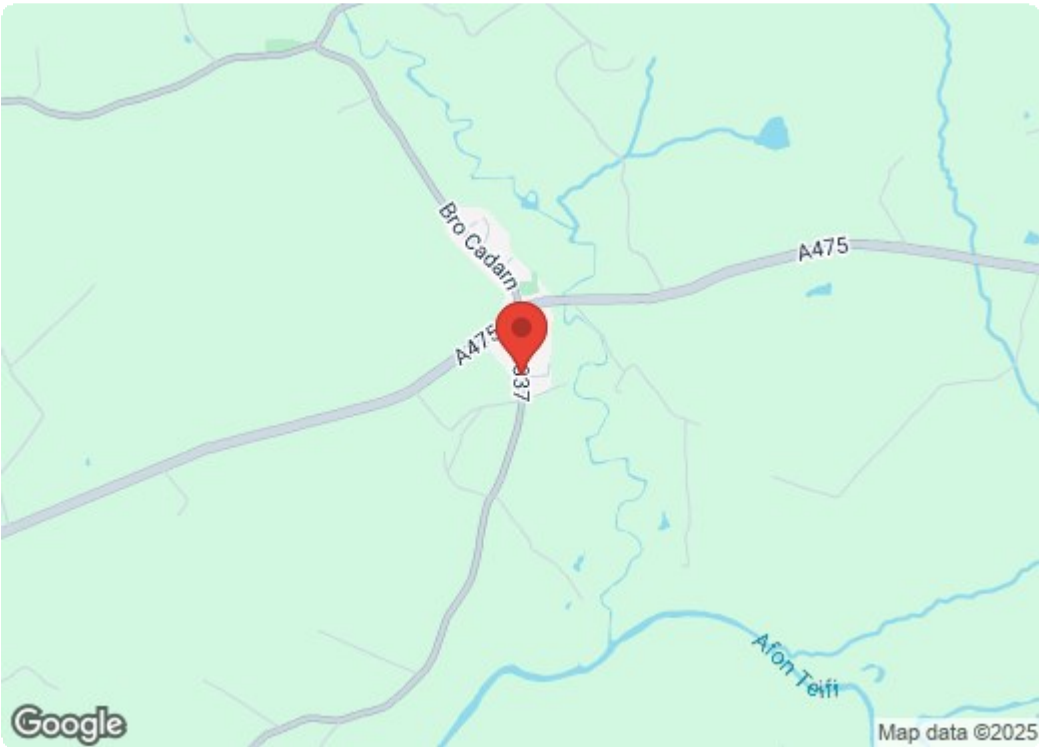


SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating via Rayburn range.

COUNCIL TAX BAND -

Amount Payable: £2041 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



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