

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**16 Bryn Yr Eglwys, Lampeter, SA48 7ER**

**Asking Price £179,950**

**\*\*\* Overlooking Lampeter Town \*\*\***

A semi detached 3 bedroomed well maintained house with the benefit of double glazing and gas fired central heating , being ideal for 1st time buyers to create their first home. The property has an elevated position overlooking Lampeter town and with attractive views beyond with a good sized yet easy to maintain terraced rear garden, within walking distance of the town centre.

## LOCATION



Attractively located in one of the most popular residential areas of Lampeter, overlooking the town and the attractive views over the countryside beyond. The property is within walking distance to the good range of amenities offered within the traditional market town of Lampeter including shops, supermarkets, 3 to 19 schooling facility and leisure centre.

## DESCRIPTION



A semi detached house of traditional construction with gas fired central heating and double glazing.

## HALLWAY



Radiator, access to under stairs storage area, side window

## LIVING ROOM

13' x 12'9" (3.96m x 3.89m)



With large picture window to front, radiator, fireplace

## KITCHEN

9'2" x 8'8" (2.79m x 2.64m)



With a range of fitted kitchen units at base and wall level incorporating single drainer sink unit, gas hob and gas oven, further storage area, door to under stairs cloak cupboard, door to -

## UTILITY ROOM

14'9" x 5'4" (4.50m x 1.63m)



Front and rear doors, side windows

## DINING ROOM

9'10" x 9'2" (3.00m x 2.79m)



Rear window, radiator

## FIRST FLOOR -



Radiator, access to airing cupboard housing the wall mounted gas fired central heating boiler

## CLOAKROOM



Having toilet, side window

## BATHROOM

5'9" x 5'2" (1.75m x 1.57m)



With bath, wash hand basin, radiator

## REAR BEDROOM 1

10'4" x 9'7" (3.15m x 2.92m)



Built-in wardrobes, rear window, radiator

## BEDROOM 2

11'6" x 9'8" (3.51m x 2.95m)



Front window, radiator, built-in wardrobes

## BEDROOM 3

9'10" x 8'10" (3.00m x 2.69m)



Including built-in wardrobe range and fitted single bed frame.

## EXTERNALLY



A feature of this property are its attractive gardens which have been thoughtfully terraced for ease of maintenance. The property has a gravelled terrace area to front with attractive resin covered steps leading to the property. To the rear are useful outhouses including external w.c., former fuel store/store shed, workshop and further rear leanto workshop.

## REAR GARDEN



These are terraced with gravelled areas, garden area, two aluminium greenhouses, rear covered area.

## SERVICES



We are informed the property is connected to mains water, mains electricity and mains drainage. Mains gas, gas fired central heating.

### **COUNCIL TAX BAND - D**

Amount Payable: £2296 <http://www.mycounciltax.org.uk>



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



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