EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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10 Bro Tawela, Silian, Lampeter, SA48 8AT

Asking Price £135,000

ATTENTION FIRST TIME BUYERS Ideal opportunity to get your foot on the property ladder with this 3 bedroomed semi-detached property, conveniently situated in the quiet rural village of Silian, just 2 miles from the University Town of Lampeter. No onward chain.

Please note - The property is Subject to a Local Occupancy Restriction - Further details from the selling agents.

PLEASE NOTE
Some of the photographs were taken prior to tenants moving in therefore are now outdated, the property will be available with vacant possession from mid april onwards.

Location
Conveniently situated in the rural community of Silian, only some 2 miles form Lampeter which offers a good range of everyday facilities and within a 20 minute drive to the Ceredigion coastline at the popular town of Aberaeron.

Description
Traditionally built 3 bedroomed semi detached property with the benefit of oil fired central heating & uPVC double glazing, throughout, ideal opportunity to get your foot on the property ladder on indeed as a an investment opportunity.

Entrance Hall
accessed via fully glazed uPVC entrance door, timber staircase to first floor

WC

with wash hand basin & WC, ceramic tiled floor

Kitchen
12' x 11'1" (3.66m x 3.38m)

With fitted wall and floor units, stainless steel single drainer sink unit and chrome mixer tap, electric oven and 4 ring ceramic hob with extractor fan over, space for automatic washing machine, UPVC half glazed rear entrance door, understairs storage cupboard.

Living Room
23' x 10'8" (7.01m x 3.25m)

with dual aspect windows having views over front and rear gardens, timber fireplace surround with electric fireplace in situ

FIRST FLOOR

Bedroom 1
11' x 10'9" (3.35m x 3.28m)

with built in wardrobe

Bedroom 2
12'8" x 9'9" (3.86m x 2.97m)

with alcove shelving

Bedroom 3
8'9" x 7'9" (2.67m x 2.36m)

with pleasant outlook over open fields & rear gardens

Bathroom

Part tiled bathroom suite with panelled bath having electric shower over, pedestal wash hand basin, WC, heated towel rail

Externally
Front garden laid to lawn with side access to the rear of the property having raised lawn & patio area which is well enclosed & largely private.

Built-in Store Shed

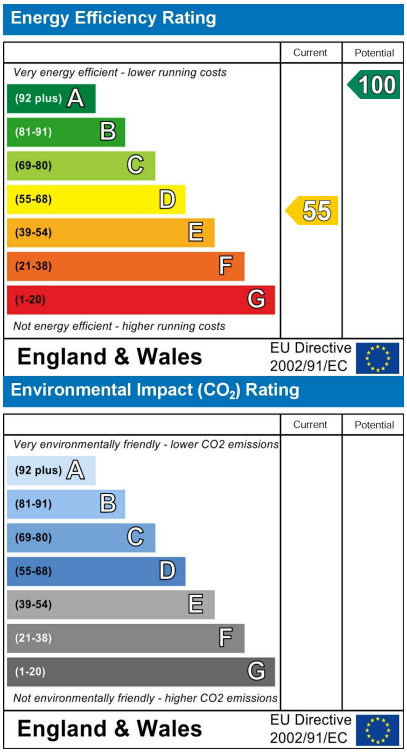
Services
We understand that the property is connected to mains water, electricity & drainage with oil fired central heating & uPVC double glazing. Superfast fibre broadband is available at the postcode (subject to any connection charges)

Council Tax Band 'B'
We understand that the property is in council tax band 'B' with the amount payable per annum being £1636.

Please Note
The property is Subject to a Local Occupancy Restriction further details from the selling agents.

Directions

From Lampeter take the Aberaeron road, just after passing the Shell garage turn right, continue up the hill to the first junction, continue straight across passing Gwarffynon farm, at the next T junction turn left into Silian and the property can be found on entering the village the left hand side to the rear of the site as identified by the agents for sale board.



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