

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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18 Penbryn, Lampeter, SA48 7EU

Guide Price £175,000

A well positioned on the edge of Lampeter town, a detached 3 bedroomed bungalow deserving of some refurbishment and modernization offering deceptively spacious accommodation with gas fired central heating, and timber and UPVC double glazing. The property is located on a corner plot with fields to the rear.

An ideal opportunity for 1st time buyers or investment purchasers to purchase a conveniently positioned bungalow on the outskirts of Lampeter while also having attractive views, yet within walking distance of the town center which offers a range of amenities.

Description



A deceptively spacious property having been a buy to let for many years, and now deserving of some sympathetic modernization and refurbishment but with potential to create a lovely home in a popular location. The property affords more particularly the following:

Front UPVC entrance door to

Porch

Door to hallway



Storage cupboard off

Kitchen

10'9 x 9'1 (3.28m x 2.77m)



With a range of fitted kitchen units at base and wall level incorporating single drainage sink unit, electric oven and hob with extractor hood over, tongue and groove ceiling, side entrance door.

Living room

18 x 11'10 (5.49m x 3.61m)



A large, light room with good sized front window, reconcentrated stone fireplace having gas fire inset, radiator.

Rear dining area / reception room 2

12 x 11'10 (3.66m x 3.61m)



with interconnecting arch, radiator, patio doors to rear garden.

Bedroom 1

9'1 x 7'10 (2.77m x 2.39m)



Radiator, rear window

Inner Hallway

Door to boiler cupboard with wall mounted gas boiler

Second lobby off dining room

Cloakroom off

Bathroom



With fully tiled walls, having bath with shower over, wash hand basin, toilet, tongue & groove ceiling, radiator.



Having toilet

Bedroom 2

12'2 x 11'7 (3.71m x 3.53m)



Radiator, side window

Bedroom 3

9'1 x 8'10 (2.77m x 2.69m)



Radiator, rear window.

Externally



The property is located in a corner plot with driveway leading to covered carport,

Attached garage

15'6 x 9 (4.72m x 2.74m)



With up and over door

Garden



To the rear of the property are relatively private gardens with a mature hedge boundary.

Services



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

Council Tax - D

We are informed that the amount payable per annum is £2,296

Directions

The property can be found by taking the right hand turning off Bryn Road, up the hill turning right again and bearing left into Penbryn estate. The property can be found on the furthest right hand corner as identified by the agents for sale board.



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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