

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Fairlea, 18 College Street, Lampeter, SA48 7DY**  
**Asking Price £295,000**

Newly tastefully renovated & deceptively spacious 4 bedrooomed town property with private parking! Conveniently located within walking distance of everyday amenities being in a desired locality. The property benefits from uPVC double glazing, mains gas fired central heating, enclosed rear garden & is available chain free. Early viewing advised!



## Location



The property is located in a prime position on one of the main thoroughfares in to the town of Lampeter being within level walking distance of the town centre which offers a good range of everyday amenities including vibrant cafes, supermarkets, junior & senior schooling, Doctors Surgery, pharmacies & the former Trinity ST. David University Campus.

## Description



A superbly renovated semi detached town property in a highly sought after location. The property is deceptively spacious with high ceilings & some original character features & benefits from mains gas central heating & uPVC double glazing throughout. Rarely does a property in this desired locality offering good sized accommodation, parking & enclosed garden come to market, an opportunity not to be missed.

## Reception Hall



with original archway

## Living Room

15'2" x 13'8" (4.62m x 4.17m)



A spacious living / dining space with a large picture window, allowing an abundance of natural light to beam through. Open archway to:



## Kitchen

12'7" x 12'3" (3.84m x 3.73m)



A brand new fully fitted kitchen being part tiled with a great range of base & wall units, oak worktops, electric oven & hob with extractor hood over, 1 1/2 drainer sink, integrated dishwasher, concealed Vaillant mains gas central heating boiler & picture window to the rear.

## Utility Room

12'6" x 10'2" (3.81m x 3.10m)



A very useful utility space to the rear of the property with base units, single drainer sink, large picture window, space for fridge / freezer, rear entrance door & space for washing machine / tumble dryer.

## WC



with wash hand basin & coat hanging space

## Cellar

With limited headroom.

## FIRST FLOOR



## Landing



with access to loft

## Bedroom 1

13'8" x 10'6" (4.17m x 3.20m)



A light and airy spacious bedroom with large picture window to the front

## Bedroom 2

12'8" x 12'8" (3.86m x 3.86m)



A further spacious bedroom to the rear of the property with picture window & -

## En-Suite



with WC, pedestal wash hand basin with vanity unit & quadrant shower enclosure with shower

### Bedroom 3

10'5" x 8'4" (3.18m x 2.54m)



with picture window to the front

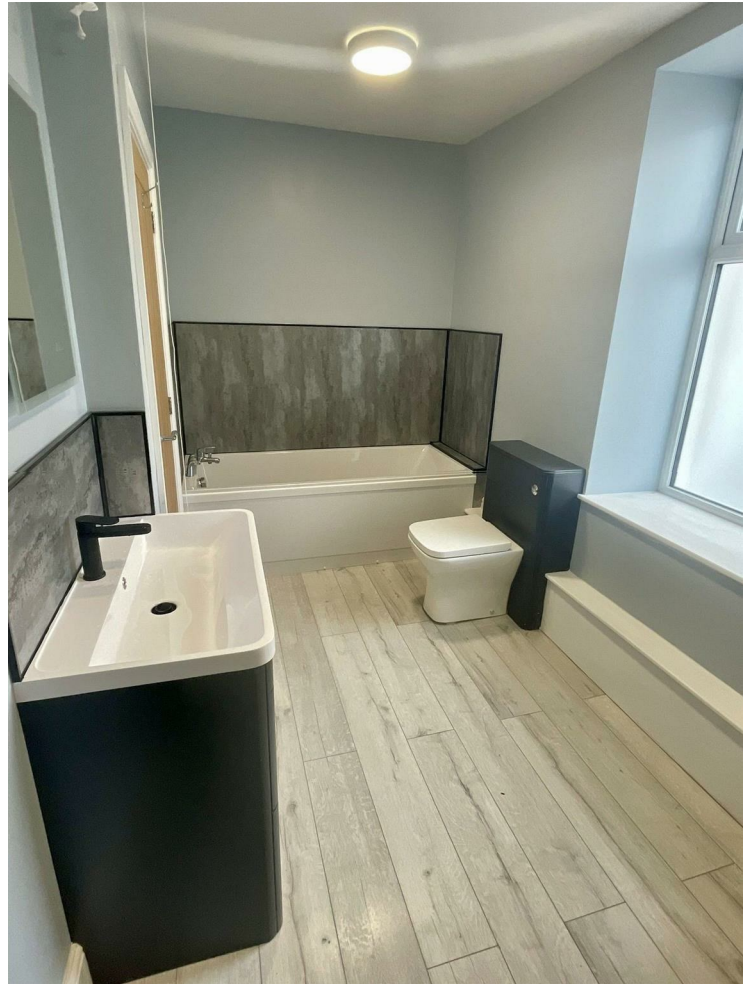
### Bedroom 4 / Study

13'4" x 4'6" (4.06m x 1.37m)



with picture window

### Bathroom



A fantastic newly installed 3 piece bathroom suite with bath, WC, walk in shower enclosure with electric 'Triton Danzi' shower, wash hand basin with storage drawers beneath, heated towel rail & frosted glass uPVC window.





## Parking and Driveway



Gravelled driveway lies to the rear of the property with access via rear service lane

## Agents Comments

A superbly renovated property in a great town centre location with parking & gardens to the rear, well worthy of an early inspection!

## Services

We understand that the property is connected to mains water, electricity & drainage, gas fired central heating.

## Council Tax Band 'F'

## EXTERNALLY

### Rear Garden



The property enjoys an enclosed rear garden laid to gravel and lawn with steps leading up to the communal parking area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,