

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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2 Heol Hathren, Cwmann, Lampeter, SA48 8JR

Offers In The Region Of £225,000

A semi detached 3 bedroomed dwelling house with the benefit of gas fired central heating and double glazing, being in a popular village location having a large plot with extensive off road parking and good sized rear garden. The spacious accommodation offers two good sized reception rooms with kitchen and rear utility room/storage room. The property has three bedrooms and a bathroom to the first floor. Set in a large corner plot with ample off road parking and good sized rear garden.

An ideal family house for first time buyers.

LOCATION

The property is located in the popular village of Cwmann with the noted Carreg Hirfaen school and on the outskirts of Lampeter which offers a good range of everyday facilities including the Bro Pedr school, leisure centre, doctors surgery, dentists, shops, supermarkets etc.

DESCRIPTION



The property comprises a semi detached property of traditional construction with the benefit of gas fired central heating and uPVC accommodation. The property affords more particularly the following -

FRONT ENTRANCE DOOR to

HALLWAY

Radiator, access to understairs storage cupboard. Door to -

LIVING AREA

13'5" x 11' (4.09m x 3.35m)



Having stone fireplace with open flue, radiator, front window

OPEN PLAN ARRANGEMENT TO REAR DINING AREA

12'8" x 11' (3.86m x 3.35m)



Having laminated floor, radiator, patio doors to rear patio and garden area

KITCHEN

10'3" x 6'7" (3.12m x 2.01m)



With fitted range of kitchen units at base and wall level incorporating single drainer sink unit, radiator, plumbing for automatic washing machine

FIRST FLOOR - LANDING



Access to airing cupboard

REAR BEDROOM 1

11' x 10'10" (3.35m x 3.30m)



With rear window, built-in airing cupboard

BEDROOM 2

11' x 11' (3.35m x 3.35m)



Radiator, front window

BEDROOM 3

8' x 8' (2.44m x 2.44m)



Radiator, front window

BATHROOM

8'6" x 6' (2.59m x 1.83m)



Having panelled bath with fully tiled surround, radiator, wash hand basin, toilet.

EXTERNALLY



The property is located on a large corner plot with extensive front parking for several cars, further extensive grassed lawned areas making it an ideal family home with plenty of parking and large gardens.

REAR GARDEN

SERVICES

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

COUNCIL TAX BAND - C

Amount Payable: £1984 <http://www.mycounciltax.org.uk>

DIRECTIONS

From Lampeter take the A482 towards Cwmann, on driving up through the village the property can be found on the left hand side 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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