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

## Asking Price £149,950

A well appointed semi detached 3 bedroomed dwelling house with the benefit of oil fired central heating together with a lovely wood burning stove and large front gardens in a popular semi rural location only 2 miles from Lampeter. This property has a benefit of timber effect, UPVC double glazing and would make an ideal home for first time buyers.

## DESCRIPTION

A well appointed semi detached 3 bedroomed dwelling house with the benefit of oil fired central heating together with a lovely wood burning stove and large front gardens in a popular semi rural location only 2 miles from Lampeter. This property has a benefit of timber effect, UPVC double glazing and would make an ideal home for first time buyers.

## FRONT ENTRANCE DOOR TO HALLWAY

With a radiator

## LIVING ROOM

13'10 x 12'10 (4.22m x 3.91m)

With front patio doors to balcony/terrace, wood burning stove, set in a fireplace with slate hearth, timber surround and tiled inset. Picture rail.
Arch to:

## KITCHEN/DINING ROOM

18 x 9'10 (5.49m x 3.00m)

With plenty of room for the whole family, having a tiled floor and range of kitchen units at base and wall level incorporating 1 & 1/2 bowl sink unit with mixer tap, fitted oven and hob with extractor hood over, space for fridge freezer, spotlighting

## REAR LOBBY

With entrance door to each side

## UTILITY ROOM
13 x 5'6 (3.96m x 1.68m)

Having a range of base units incorporating a 1 & 1/2 bowl sink unit, oil fired central heating boiler, plumbing and space for automatic washing machine and tumble drier.

## FIRST FLOOR LANDING

Built in cupboard and side window, radiator

## REAR BEDROOM 1
10'8 x 10 (3.25m x 3.05m)

Fireplace, radiator, rear window

## FRONT BEDROOM 2
13'9 x 10'4 (4.19m x 3.15m)

Built in wardrobes, fireplace, radiator

## FRONT BEDROOM 3
9'6 x 8 (2.90m x 2.44m)

radiator

## BATHROOM

Having 3 piece suite, with panelled bath having shower unit over, wash hand basin, toilet, radiator, tiled walls.

## EXTERNALLY

The property has a large front gardens with central pedestrian path, having attractive flower and shrub borders, front decked terrace to enjoy the lovely views. Rear garden with decked patio, further garden areas contained with timber and brick wall boundaries with rear pedestrian gate.

## SERVICES

We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating , telephone and broadband available.

## 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 on the left hand side as identified by the agents for sale board.

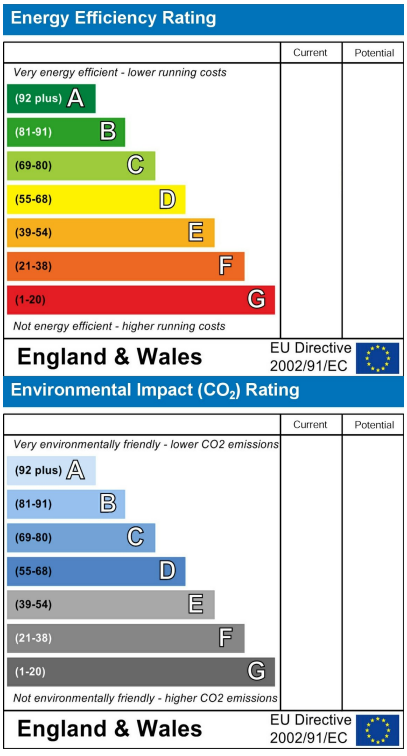
## AGENT COMMENTS
In all a lovely opportunity to purchase a well presented family home in a popular locality close to Lampeter.

## CONCIL TAX BAND - C
We are informed the amount payable per annum is £1870

## PLEASE NOTE

The property is subject to an S157 clause requiring the purchasers (but not necessarily the occupiers of the property) to qualify to purchase the property.
You will need to supply evidence of the circumstances of the proposed purchasers proving that the following criteria can be applied to the property concerned:-
Statutory Consent: If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designated region (i.e. Dyfed if purchased before 01-04-1996 and Ceredigion if purchased later) i.e. residence or employment within the region for at least 3 years immediately prior to the application, then the Council is bound to grant consent. (evidence to be provided: utility bill/council tax/payslips, etc for the last 3 years). Evidence would need to include the name and address of the purchaser.
Consent is otherwise discretionary and the adopted guidelines provide that discretionary consent could generally be granted if a purchaser can establish one of the following criteria:-

a. Born within the designated area.
b. Resided a total of 5 years within the designated area but not immediately prior to application.
c. Currently employed within the designated area.
d. Intending to move to the area to care for an elderly or infirm relative or friend; or if the purchaser is elderly or infirm in order to receive care from relatives or friends who are residing in the area.

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