

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**10 Peterwell Terrace, Lampeter, Ceredigion, SA48 7BX**

**Reduced To £215,000**

A Deceptively spacious and versatile property suitable as a large family home with its 2 reception rooms and large kitchen diner together with 5 bedrooms and enclosed rear terrace. The property also includes a rear former smithy, which in our opinion has conversion potential, adding to the appeal, as it could offer an annexe for income generation or workshop.

Parking for up to 3 cars.

CHAIN FREE

## LOCATION



and deceptively spacious accommodation that would suit a range of purchasers. The reason the current vendor purchased it many years ago was due to its versatility in so much it could be used as a family home but with room for a studio therapy room to the ground floor and with a useful workshop attached to the rear that could either be used as a workshop home office/gym or even incorporated as an annexe.

The property has a main gas central heating system with a secondary system form a 12Kw Villager woodburner having 5 radiators including one in the workshop

## HALL

### RECEPTION ROOM/BEDROOM 5/STUDIO ROOM 22'4 x 7 (6.81m x 2.13m)



A light room with front window and rear patio doors, feature fireplace laminated floor.

## LIVING ROOM

20'3 x 14'1 (6.17m x 4.29m)



Formerly two rooms, again with double aspect windows allowing light to flow in to the room, fireplace with woodburning stove that runs 5 radiators.

## KITCHEN/DINER

19'6 x 8'4 (5.94m x 2.54m)



With large side window extensive kitchen units providing ample storage, rear door

Conveniently located on the edge of the town yet within walking distance of the good range of amenities offered in Lampeter and near the Bro Pedr 3-19 school making this an ideal family home.

Lampeter is a busy Town with a good range of facilities, including the Trinity St David's University complex. The property is located close to the town car parks with ample parking nearby and we are informed parking permits also available.

## DESCRIPTION



A Large double fronted town house offering well proportioned

**LANDING**



**BEDROOM 3**  
8'7 x 5'2 (2.62m x 1.57m)



Front window

**BEDROOM 1**  
11'7 x 8' (3.53m x 2.44m)



Rear window

**BEDROOM 4**  
9'9 x 7' (2.97m x 2.13m)



with front window, wardrobe space.

**BEDROOM 2**  
12' x 11'8 (3.66m x 3.56m)



Front window

## BATHROOM



with bath having shower over with screen, wash basin and toilet. Radiator rear window

## EXTERNALLY



The property is initially offered with a pleasant and easy to maintain rear terrace.

## WORKSHOP

35 x 16 overall (10.67m x 4.88m overall)



To the rear of the property with its own access form a rear service lane is a useful workshop, we are informed with services at hand ready for independent connection currently divided into 2 sections with significant potential to be converted into an annexe, or indeed as studio/gymnasium.

## AGENTS NOTE



A great opportunity to buy a spacious town house with a rear workshop which could provide a great live/work unit in the centre of town and close to amenities, OFFERED CHAIN FREE.

## COUNCIL TAX

Band D £1908 (my council tax.org)



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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