

# EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**19 Ffynnonbedr, Lampeter, Ceredigion, SA48 7EL**

**Asking Price £129,950**

A well situated town house ideal for first time buyers or buy to let purchasers, located just off the town centre to the rear of the church and convenient to the schools shops etc.

Being chain free and offering 3 bedrooms, gas central heating and double glazing with good sized garden, this is one to view. This pleasant property would make a great purchase for the first time buyer to get a step on the property ladder, and also with the current demand for rentals in the town a prudent buy to let purchase.

## Location

Well situated on the edge of town but within easy walking distance of all amenities to include the 3 - 19 Bro Pedr school complex, Sainsburys super market and the high street with banks shops doctors, dentist, chemists etc.

The property is nicely tucked away with views over fields to the front and the town to the rear.

## Description



A well presented town house offering 3 bedroomed accommodation with gas C/H and Upvc D/G

## Hallway

Staircase to landing

## Living Room

20' x 14'3 (6.10m x 4.34m)



A nice light room with windows to front and rear, fireplace with gas fire servicing the hot water and central heating systems.

## Kitchen

16'4 x 9'2 (4.98m x 2.79m)



With separate front door, tiled floor, good range of units with sink unit electric oven and ceramic hob with extractor hood over. Pantry and storage cupboards

## Landing

Radiator, airing cupboard

## Bedroom 1

12'6 x 9'7 (3.81m x 2.92m)



## Bedroom 2

13'3 x 11'2 (4.04m x 3.40m)



airing cupboard off with hot water tank.

### Bedroom 3

8'6 x 8'2 (2.59m x 2.49m)



### Rear Garden



Paved patio and further lawned gardens with garden store.

### Bathroom



With bath having shower over with shower screen, wash basin. Tiled walls  
Separate cloakroom with toilet.

### Services



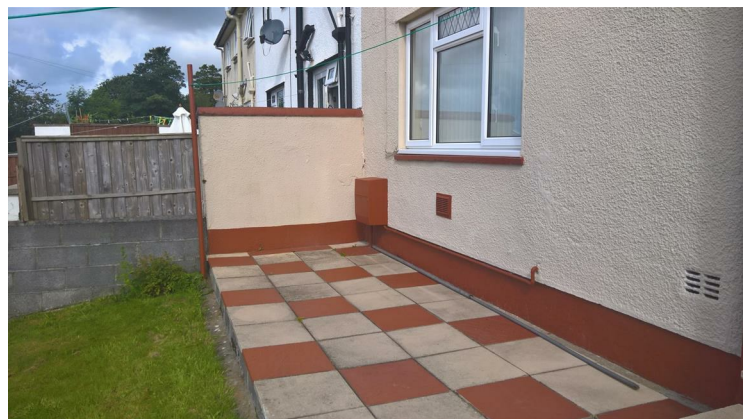
We are informed that the property benefits from connection to Mains Electricity, Water, Gas and Drainage. Mains Gas C/H and Upvc D/G

### Externally



To the front we are informed is an informal parking area.

### Directions



From our office proceed along high street towards Llanwnen, just before the new business centre turn right continue to the right and then to the upper terrace of houses.

### Please note

All pictures have been provided by the vendor from when the property was furnished.

The property is now vacant and ready for immediate occupation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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