

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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### **Henardd Greenfield Terrace, Lampeter, Ceredigion, SA48 7DA**

**Asking Price £249,950**

A well presented and imposing 3 bedroom modern town house benefitting from mains gas central heating and double glazing. This spacious house would make a lovely family or retirement home being just off the town centre and also has an integral garage and off road parking.

Low maintenance front gravelled area and rear enclosed patio area laid with resin, being within walking distance of the town centre.



## LOCATION

Conveniently situated on the outskirts of Lampeter at Barley Mow within walking distance to all amenities. Lampeter offers a good range of everyday facilities including supermarkets, places of worship, doctors surgery, chemists, pubs, restaurants and 3 to 19 schooling.

## DESCRIPTION

An imposing and well presented 3 bedroom detached town property benefitting from mains gas central heating and double glazing. The property was constructed approximately 35 years ago being deceptively spacious with ample living space and integral garage, and provides more particularly the following -

### UPVC FRONT ENTRANCE DOOR to HALLWAY



Radiator and large cloak cupboard

## LIVING ROOM

15'8" x 13'1" (4.78m x 3.99m)



Two radiators, feature brick fireplace with gas fire inset, window to front, opaque glazed window looking into the hallway

## OPEN PLAN KITCHEN/DINING ROOM

20' x 11'9" (6.10m x 3.58m)



With a range of fitted base and wall units incorporating stainless steel sink, electric double oven, 4 ring electric hob with extractor hood over, plumbing and space for dishwasher

## DINING AREA



Radiator and stairs to first floor



## UTILITY ROOM

8'9" x 5'6" (2.67m x 1.68m)



Plumbing and space for automatic washing machine, Vaillant mains gas central heating combi boiler, door to rear garden

## FRONT BEDROOM 1

13'8" x 13' (4.17m x 3.96m)



Built-in wardrobes, dressing table and chest of drawers, radiator

## CLOAKROOM



With toilet and wash hand basin

## BATHROOM

9'6" x 5'9" (2.90m x 1.75m)



With 4-piece suite comprising bath, washbasin with vanity unit, toilet, corner shower cubicle, heated towel rail

## REAR BEDROOM 2

12'3" x 9'6" (3.73m x 2.90m)



With built-in wardrobes, dressing table and chest of drawers, radiator

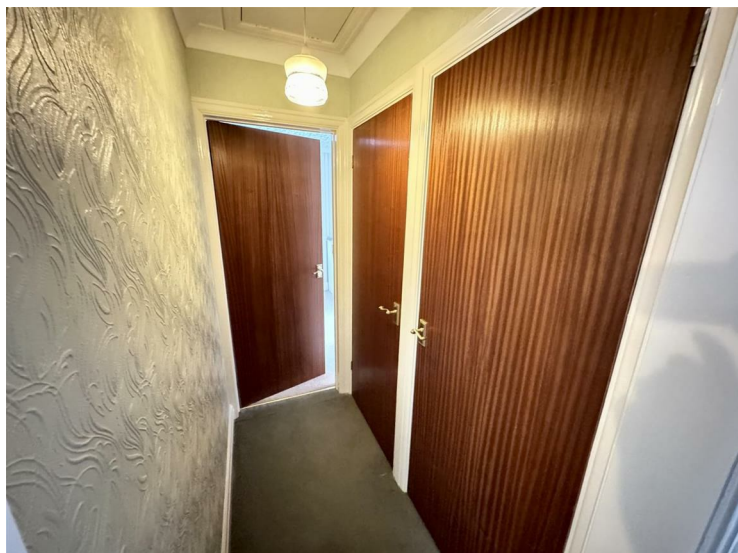
## FIRST FLOOR - GALLERIED LANDING



Access to loft area



## INNER HALL



Two large linen cupboard

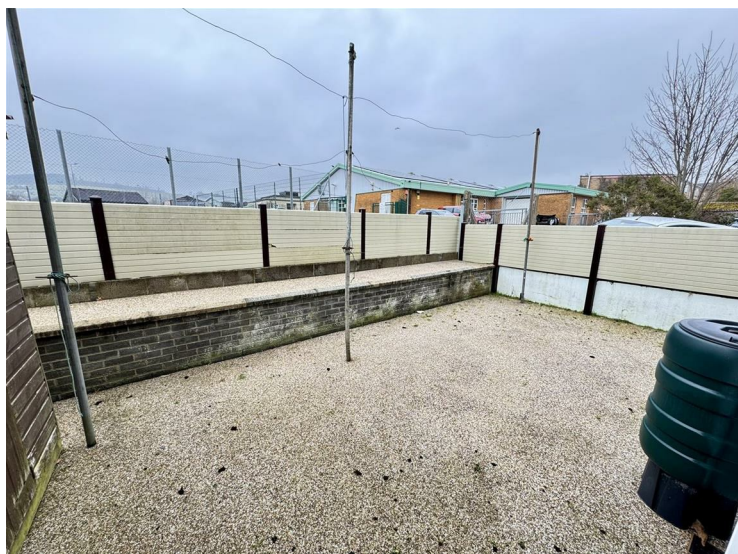
## BEDROOM 3

15'6" x 9'3" (4.72m x 2.82m)



With radiator, built-in wardrobes and dressing table

## EXTERNALLY

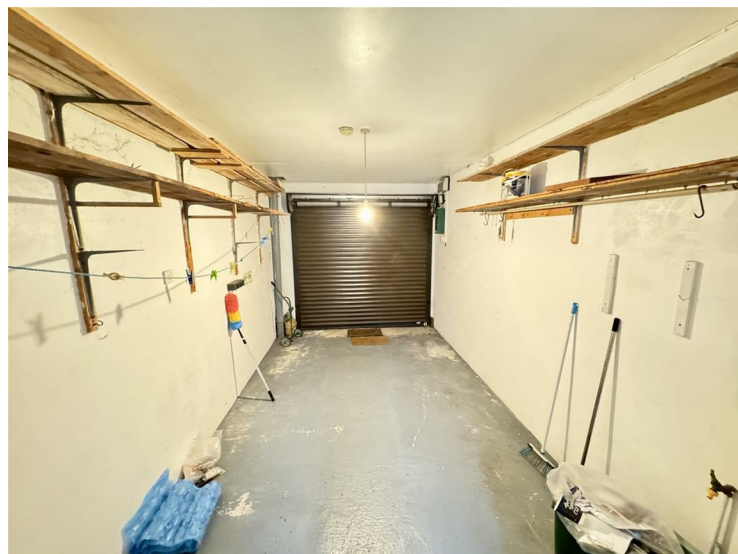


Tarmacked driveway leading to integral garage with front

graveled area and side paths leading to enclosed rear resin patio area.

## INTEGRAL GARAGE

17'5" x 9' (5.31m x 2.74m)



With electric roller shutter door, work bench and shelving

## SERVICES

We are informed the property is connected to mains electricity, mains water, mains drainage and mains gas central heating. Telephone subject to BT transfer regulations. Broadband available.

## COUNCIL TAX BAND - D

Amount Payable: £2104.00 <http://www.mycounciltax.org.uk/>

## DIRECTIONS

From Evans Bros office, proceed to the Commins car park passed J. H, Roberts electrical shop, at the junction bear right and after passing Soar chapel on your left hand side, take the next left turning by the fire station, proceed down in to Barley Mow and the property can be found on the right hand side just after Roberts Garden Centre as identified by the agents for sale board.



Total area: approx. 137.3 sq. metres (1477.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanIt.

Henardd, Greenfield Terrace, Lampeter



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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(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



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