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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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5 Drovers Road, Lampeter, SA48 7AT

Asking Price £139,950

This well-presented town house on Drovers Road offers a delightful family sized home, boasting two spacious reception rooms, perfect for entertaining or relaxing with family. The house comprises of three good sized bedrooms, providing ample space for a growing family.

The property is conveniently located just off the town centre, allowing easy access to local amenities, shops, and services. This cosy cottage is enhanced by gas-fired central heating and UPVC double glazing, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this home is its convenient location, along with outside brick built storage rooms which would make a workshop at the rear.

This property is chain-free and vacant, making it ready for immediate occupation. Whether you are looking for a family home or a sound investment, this charming cottage presents an excellent opportunity in a desirable location.

LOCATION



This property is ideally located on Drovers Road, just a short stroll from Lampeter's town centre, offering the perfect balance of convenience and tranquillity. Residents will enjoy easy access to a range of amenities, including local schools, the doctor's surgery, shops, and various businesses, making day-to-day life hassle-free. To the rear, the property benefits from a courtyard with rear access. Whether you're popping into town for errands or enjoying the charm of the area, this location offers a great mix of accessibility and natural beauty.

DESCRIPTION



A conveniently positioned property offering family sized accommodation with the benefit of gas fired central heating and uPVC double glazing.

HALL

The property is accessed via uPVC entrance door to a small but convenient hallway. Doors to kitchen and living room.

KITCHEN

14'8x7'8 (4.47mx2.34m)





With a range of kitchen units at base and wall level, sink unit, oven, hob and extractor fan, plenty of storage cupboards and work surfaces incorporating breakfast bar area, radiator, front window

REAR HALLWAY/UTILITY

4'6x5'11 (1.37mx1.80m)

China Belfast sink. With rear entrance door

REAR SITTING ROOM/DINING ROOM

12'8x12'6 (3.86mx3.81m)



A spacious and versatile room featuring built in storage cupboards.

FRONT LIVING ROOM
12x14'8 (3.66mx4.47m)



With radiator, fire place, front window. Stairs to first floor.

FIRST FLOOR - LANDING



Access to loft space.

FRONT BEDROOM 1
14'4x8'4 (4.37mx2.54m)



Radiator

REAR BEDROOM 2
13'11x12'3 (4.24mx3.73m)



Radiator door to built in cupboard

BATHROOM
9'9x7'6 (2.97mx2.29m)



Having a panelled bath, shower, toilet and wash hand basin with incorporated vanity unit, radiator.

FRONT BEDROOM 3
5'6x 5x5 (1.68mx 1.52mx1.52m)



Radiator.

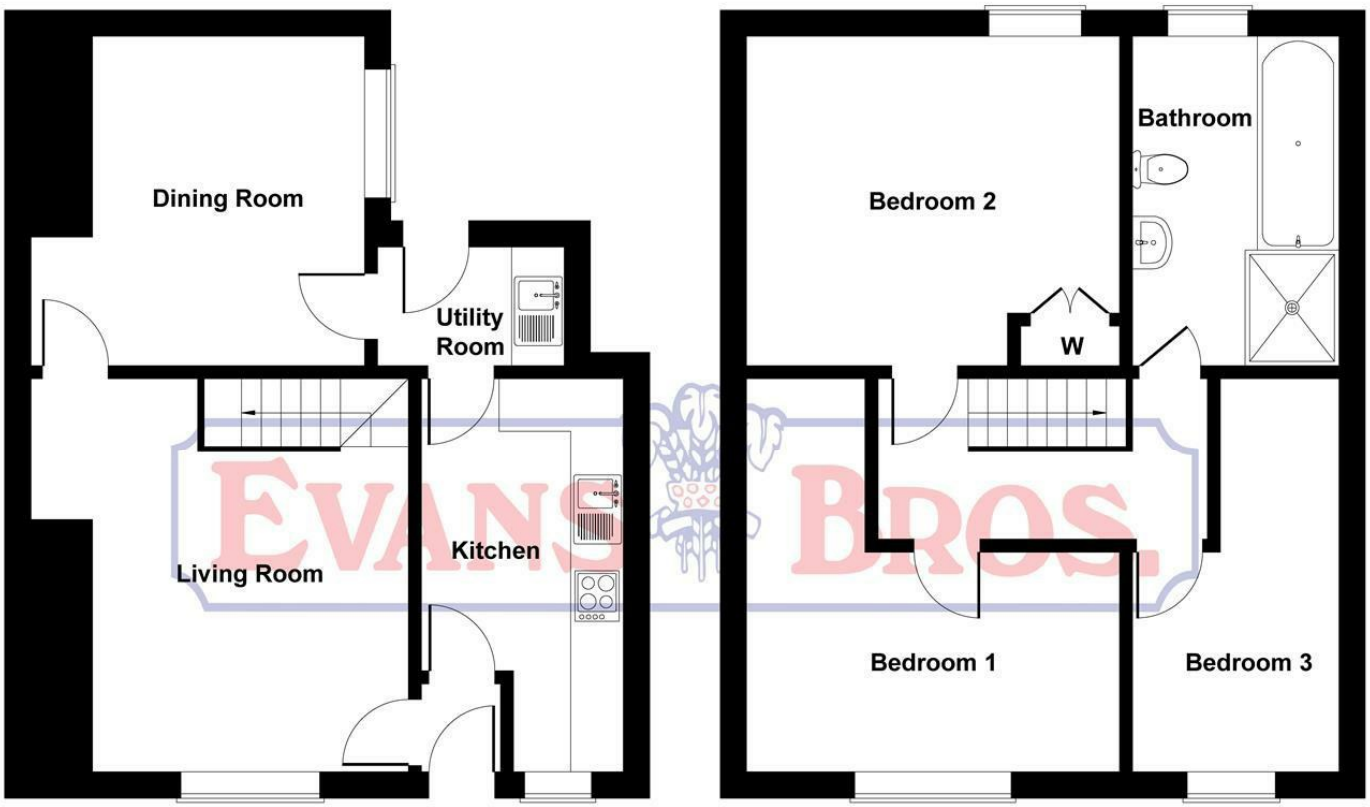
REAR COURTYARD



With pedestrian access via side alley upvc doors to external shed and W.C
There is a right of access to a third party rear door via the courtyard.

COUNCIL TAX BAND - C
BAND C - £2151 per year

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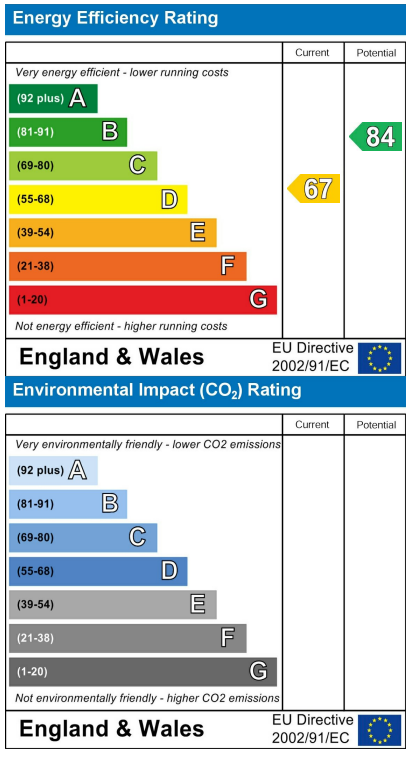


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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