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RICS



Since 1989

A deceptive well appointed mid terraced house in a sought after and popular Lampeter Town location, West Wales



4 Greenfield Terrace, Lampeter, Ceredigion. SA48 7DA.

REF: R/2838/LD

£195,000

*** No onward chain *** A comfortable and well appointed mid terraced house *** Deceptive 3 double bedroomed accommodation *** Traditional, well appointed and convenient Town property *** Mains gas central heating, UPVC double glazing and good Broadband speeds available

*** Easy to maintain rear garden - Laid to patio *** Substantial detached garage with roller shutter door *** Off street parking area accessed via a rear service lane

*** Within close proximity to Ysgol Bro Pedr School *** Walking distance to the Town Centre and all local amenities *** Suiting Family accommodation or for convenient retirement living

LOCATION

Well positioned in the area known as Barley Mow, just off the Town Centre of Lampeter, within easy walking distance to all local amenities offered within this University Town, also convenient to riverside walks along the Teifi Valley River.

GENERAL DESCRIPTION

Here lies an attractive mid terraced late Victorian property of traditional stone and slate construction offering deceptive 3 double bedroomed accommodation along with a low maintenance garden and a substantial detached garage.

The property benefits from mains gas fired central heating and UPVC double glazing throughout and to the front lies a UPVC sash window, this in turn retaining the character features of the property.

The property, as a whole, is very desirable and is in a convenient location. It has been well presented and appointed and deserves to be viewed at its earliest convenience.

The accommodation at present offers more particularly the following:-

RECEPTION HALL

Having access via a UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator.

OPEN PLAN LIVING ROOM

20' 5" x 11' 6" (6.22m x 3.51m). Formerly two separate reception rooms but now offering a large Family living area, with a brick open fireplace housing a 5 kilowatt multi fuel stove with decorative mantle surround, two radiators, two feature alcove display cabinets and cupboards, oak flooring.



LIVING ROOM (SECOND ANGLE)



KITCHEN

21' 0" x 7' 8" (6.40m x 2.34m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, mains gas cooker point and space with extractor hood over, tiled flooring, radiator, Vaillant wall mounted mains gas combi boiler.



KITCHEN (SECOND ANGLE)



UTILITY ROOM

With patio doors opening onto the rear patio area, two Velux roof windows, plumbing and space for automatic washing machine, dishwasher and tumble dryer, tiled flooring.



FIRST FLOOR

SPLIT LANDING

With Velux roof window, radiator.

REAR LANDING

Leading to

BATHROOM

A fully tiled suite with a panelled bath with shower attachment and mixer tap over, low level flush w.c., pedestal wash hand basin, radiator.



REAR BEDROOM 3

10' 6" x 8' 2" (3.20m x 2.49m). With built-in wardrobes, radiator, laminate flooring, part panelled walls, spot lighting.



FRONT LANDING

Leading to



FRONT BEDROOM 1

15' 5" x 10' 2" (4.70m x 3.10m). With two windows to the front, laminate flooring, radiator.



REAR BEDROOM 2

9' 7" x 9' 5" (2.92m x 2.87m). With radiator.



EXTERNALLY

SUBSTANTIAL DETACHED GARAGE

26' 4" x 11' 7" (8.03m x 3.53m). A useful space with roller shutter doors, side service door, electricity connected.



GARDEN

Enclosed rear paved patio area with various flower borders, being easy to maintain, and giving easy access onto the rear service lane.



PARKING

Parking is available to the rear of the garage, having access via a rear service lane.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A convenient and well positioned Town House of good proportions.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

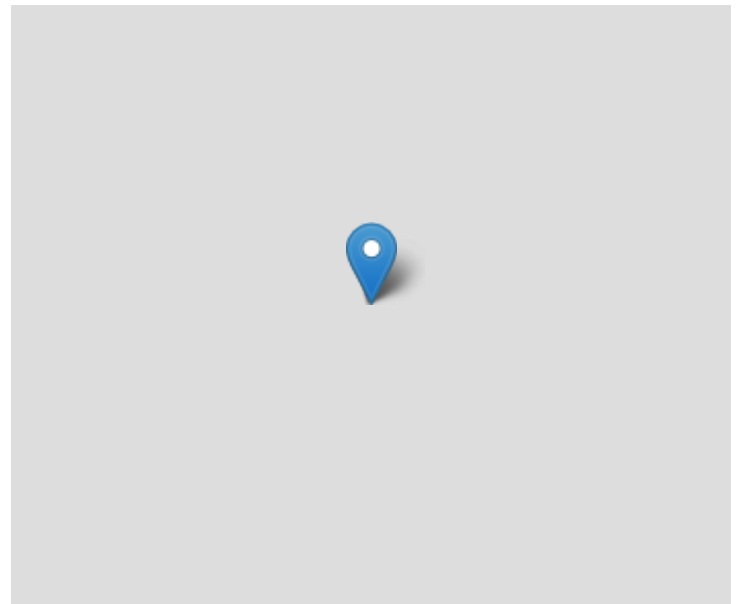
Directions

From our Lampeter Office continue to Harford Square. Turn right at the mini roundabout and proceed along High Street. Turn left by Roberts Electrical Shop. Continue to the Car Park. At the junction bear right, pass along the Car Park and Soar Chapel (on your left hand side). Take the next left hand turning by the Fire Station. Proceed down into Barley Mow and Number 4 Greenfield Terrace can be found straight ahead of you, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	