

*A convenient end of terrace 3 bedroomed house with a low maintenance rear garden. Lampeter, West Wales*



29 Maesyderi, Lampeter, Ceredigion. SA48 7EP.

**£145,000**

**REF: R/4572/LD**

\*\*\* No onward chain \*\*\* A convenient end of terrace property \*\*\* 3 bedroomed accommodation \*\*\* Low maintenance enclosed rear garden area \*\*\* Mains gas central heating, UPVC double glazing and good Broadband connectivity \*\*\* Perfectly suiting 1st Time Buyers or Family Occupiers

\*\*\* Convenient edge of Town living \*\*\* Communal park area to the front of the property which lies perfect for Families \*\*\* A communal parking area is located around the Estate



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## LOCATION

The property enjoys a convenient edge of Town location within the residential development of Maesyderi. It is a short walk down into Town which offers a good range of amenities with educational, leisure and recreational. The University Town of Lampeter lies within the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from the County Town and Administrative Centre of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Secondary Schooling and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

A convenient and nicely positioned end of terrace 3 bedroomed house with a low maintenance rear garden. The property benefits from mains gas central heating, double glazing and good Broadband connectivity. It perfectly suits Family Occupiers or for retirement living.

To the front lies a communal park and play area which is ideal for Families.



## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a UPVC front entrance door, cloak hanging area, laminate flooring, staircase to the first floor accommodation.



## LIVING ROOM

13' 8" x 13' 2" (4.17m x 4.01m). With a feature fireplace with electric inset fire, radiator.



## KITCHEN

14' 7" x 13' 3" (4.45m x 4.04m). A fitted kitchen with a range



of wall and floor units, 1 1/2 sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine and tumble dryer, radiator, walk-in understairs cupboard/pantry.



### REAR HALLWAY

With tiled flooring, UPVC rear entrance door.

### PANTRY



### W.C.

With low level flush w.c., wash hand basin.



### FIRST FLOOR

#### LANDING

With access to the loft space, airing cupboard housing the Ideal Logic mains gas central heating boiler.



## BATHROOM

Having a 3 piece suite comprising of a panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, radiator.



## REAR BEDROOM 2

15' 1" x 10' 9" (4.60m x 3.28m). With radiator.



## FRONT BEDROOM 1

14' 7" x 9' 6" (4.45m x 2.90m). With radiator.



## FRONT BEDROOM 3

11' 1" x 6' 5" (3.38m x 1.96m). With radiator.



## EXTERNALLY

### OUTHOUSE



### SHELTERED BIN/STORE AREA



## GARDEN

A low maintenance enclosed garden area with a patio area, path leading to the rear access lane and small lawned areas. It



is low maintenance.



#### VIEW TO REAR



#### PLEASE NOTE

There is a communal park area to the front of the property which lies perfect for Families.

#### PARKING AND DRIVEWAY

A communal parking area is located around the Estate.

#### AGENT'S COMMENTS

A well positioned and convenient property perfectly suiting 1st Time Buyers or Family Occupiers.

#### TENURE AND POSSESSION

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

#### COUNCIL TAX

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

#### MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

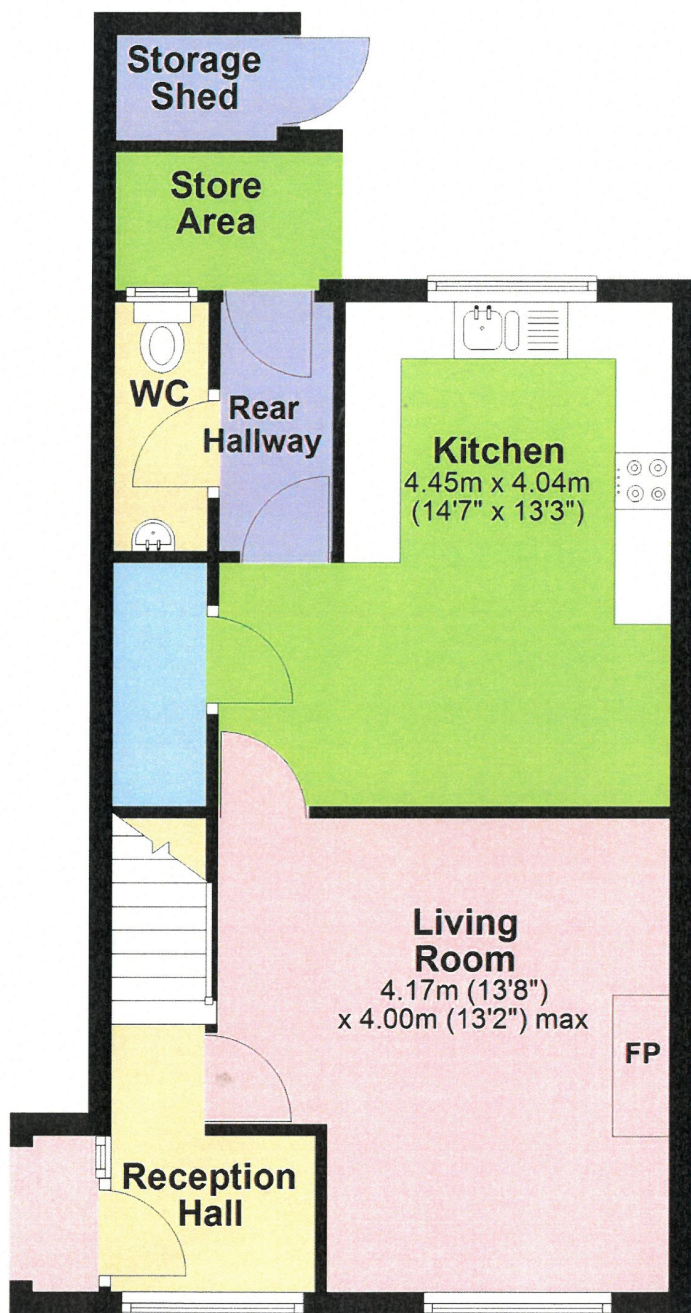
#### Services

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



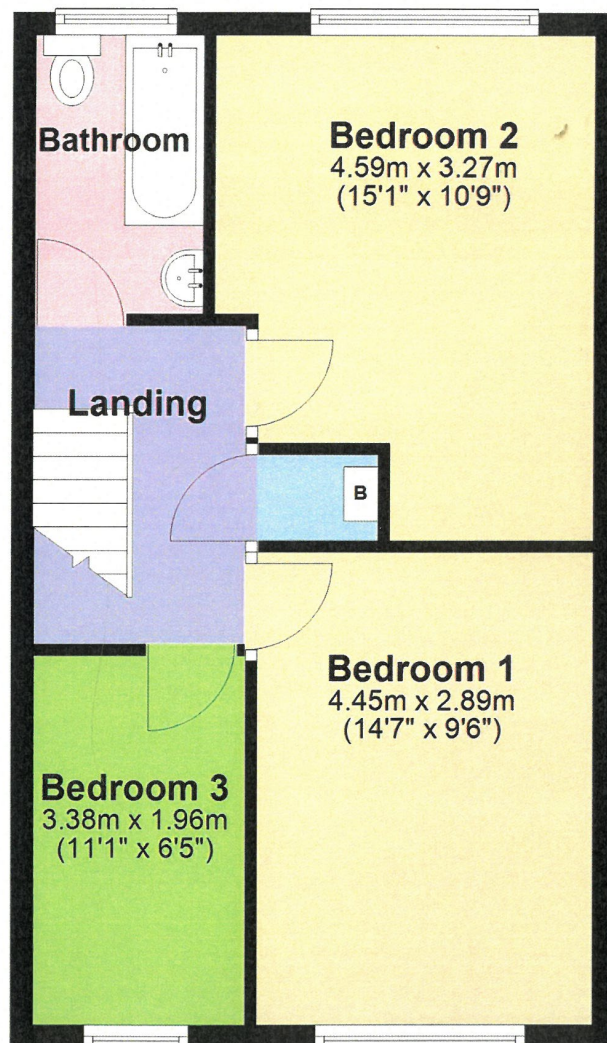
## Ground Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



## First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.3 sq. feet)

**29 Maesyfelin, Lampeter**

**Council Tax:** Band B

N/A

**Parking Types:** Communal.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

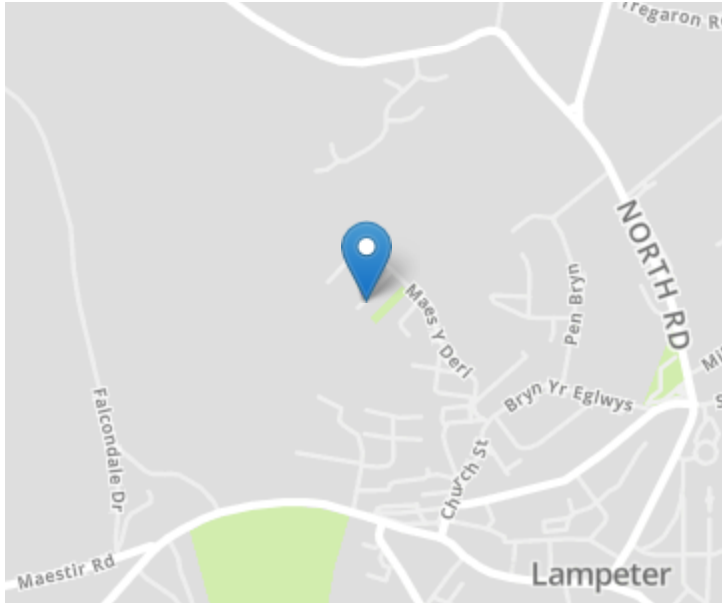
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No



## Directions


From our Lampeter Office proceed along College Street to the mini roundabout. Turn left into Bryn Road and then immediately right opposite the Victoria Hall. Proceed up the hill. Continue through Bryn Yr Eglwys. Take the right hand turning just before the Church. Continue into Maesyderi Estate. Number 29 will be the third row of properties half way down on your right hand side, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
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