

Regulated by:



Since 1989

*An attractive and well positioned 3 bedroomed mid terraced Town House with a delightful rear garden. Lampeter Town Centre, West Wales*



**Glandwr, New Street, Lampeter, Ceredigion. SA48 7AL.**

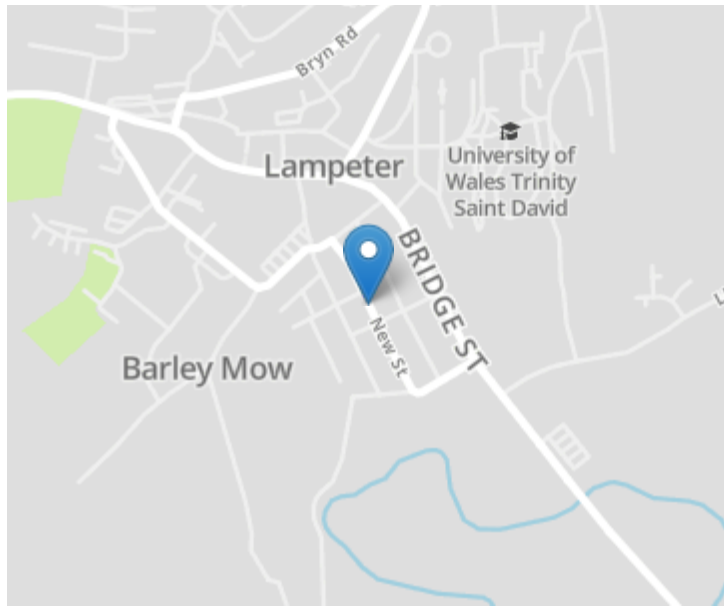
**REF: R/3838/LD**

**£219,000**

\*\*\* An attractive and well positioned Town House \*\*\* Spacious and well appointed 3 bedroomed accommodation \*\*\* Benefiting from gas fired central heating, UPVC double glazing and two ground floor reception rooms \*\*\* Refurbished shower/wet room \*\*\* Ideal for retirement purposes or for Family occupation \*\*\* Highly sought after residential locality within the Town

\*\*\* Attractive rear garden - Low maintenance with various patio areas \*\*\* Rear Pedestrian service lane access

\*\*\* A low maintenance property in a convenient location - Within level walking distance to all Town amenities including Doctors Surgery, Primary and Secondary Schooling and Retail Shops \*\*\* Contact us today to view \*\*\* Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



## LOCATION

Well positioned in the popular residential district of New Street, within level walking distance of the Town Centre offering a good range of local amenities including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

## GENERAL DESCRIPTION

Glandwr is a highly appealing mid terraced 3 bedrooomed Town House offering comfortable Family accommodation or for retirement purposes. It enjoys a low maintenance rear garden and benefits from mains gas central heating double glazing and a recently refurbished shower/wet room.

A highly desirable property in a sought after locality and currently consisting of the following.

## THE ACCOMMODATION

### RECEPTION HALL

Accessed via a UPVC front entrance door, radiator, staircase to the first floor accommodation.



### LIVING ROOM

12' 6" x 10' 8" (3.81m x 3.25m) into bay. With a coal effect gas fire with decorative surround, radiator.



### SITTING ROOM/DINING ROOM

11' 4" x 11' 2" (3.45m x 3.40m). With radiator, original built-in cupboard, enclosed fireplace, rear window overlooking the rear garden.



### KITCHEN

13' 2" x 8' 6" (4.01m x 2.59m). An attractive fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit with breakfast bar, fitted electric oven, 4 ring ceramic hob, doors to a large understairs storage cupboard/pantry.



### KITCHEN (SECOND ANGLE)



### REAR UTILITY ROOM

7' 8" x 9' 1" (2.34m x 2.77m). With plumbing and space for automatic washing machine, rear entrance door, wash hand basin.



### SEPARATE CLOAKROOM

With low level flush w.c.

### FIRST FLOOR

#### LANDING

Accessed via steps from the Reception Hall.



## BATHROOM

A fully tiled recently converted suite now offering a wet room facility with a walk-in shower, w.c., wash hand basin with storage cupboard, boiler cupboard housing the Vaillant gas fired central heating boiler.



## FRONT GALLERIED LANDING

With drop down hatch with loft ladder to a partly boarded loft.



## REAR BEDROOM 1

11' 3" x 10' 0" (3.43m x 3.05m). With radiator and a former fireplace, view over the rear garden.



## FRONT BEDROOM 2

12' 2" x 8' 8" (3.71m x 2.64m). With radiator and a former fireplace.



## FRONT BEDROOM 3

8' 8" x 7' 0" (2.64m x 2.13m). With radiator.





## EXTERNALLY

### GARDEN

The property enjoys a low maintenance and enclosed rear garden area with an attractive terrace and various patio areas and a rear Pedestrian access via a service lane.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



OUTHOUSES



FRONT OF PROPERTY





## REAR OF PROPERTY



## AGENT'S COMMENTS

A spacious Family or retirement home in a sought after locality.

## 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 - 'D'.

## VIDEO

Virtual Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## Services

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

## Directions

From our Lampeter Office proceed across Harford Square and along to Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Continue to the junction in Drovers Road and turn left for New Street. The property will be found near the end of the street on your left 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	