

*An improvable and conveniently positioned 3 bedroomed mid terraced house with garage and garden. Cellan, near Lampeter, West Wsales*



Nantoer, 3 Tre Cynon, Cellan, Lampeter, Ceredigion. SA48 8HU.

**£149,950**

**REF: R/4451/LD**

- \*\*\* No onward chain - Priced to sell \*\*\* An improvable yet conveniently positioned mid terraced house \*\*\* Deceptive 3 bedroomed accommodation \*\*\* Recently fitted wet room \*\*\* Oil fired central heating and double glazing \*\*\* In need of general updating and improvement
- \*\*\* Front and rear lawned garden areas \*\*\* Range of outhouses - With coal store, freezer room and log store \*\*\* Off lying garage \*\*\* On street parking
- \*\*\* Well positioned within the Village Community of Cellan \*\*\* 2 miles from the University Town of Lampeter - Convenient to the Town whilst also enjoying country living \*\*\* Perfect suiting 1st Time Buyers or those seeking to enjoy the country life \*\*\* Contact us today to view



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Cellan is a popular rural Village being a scattered Community in the heart of the Teifi Valley with a regular bus route, 2 miles from the University Town and Shopping Centre of Lampeter, 12 miles inland from the Cardigan Bay and the Georgian Harbour Town of Aberaeron, 24 miles North from Carmarthen to the immediate South West with Glangwili General Hospital, M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

A deceptive 3 bedroomed mid terraced house with a delightful and private rear garden with a range of outhouses, front garden and an off lying garage. The property benefits from oil fired central heating, UPVC double glazing and a newly fitted wet room.

The property perfectly suits 1st Time Buyers or for those seeking to enjoy the country life. It is positioned within a popular rural Community within Cellan which is only 2 miles from the University Town of Lampeter.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Leading to

### RECEPTION HALL

With staircase to the first floor accommodation with stairlift and understairs storage cupboard.

## LIVING ROOM

17' 9" x 12' 4" (5.41m x 3.76m). With double aspect windows to the front and rear, open modern tiled fireplace with electric fire inset, radiator.



## DINING ROOM

11' 7" x 10' 8" (3.53m x 3.25m). With a solid fuel Rayburn Range running for hot water and cooking purposes, radiator, archway through to the Kitchen.



## KITCHEN

12' 10" x 11' 9" (3.91m x 3.58m). A fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, Trianco oil fired central heating boiler, radiator, two UPVC doors to the rear garden.



## FIRST FLOOR

### LANDING

With radiator, airing cupboard with hot water cylinder and immersion, access to the loft space above.



## FRONT BEDROOM 3

8' 9" x 7' 7" (2.67m x 2.31m). With radiator.



## REAR BEDROOM 2

12' 9" x 11' 0" (3.89m x 3.35m). With radiator, enjoying views over the rear garden.



## REAR BEDROOM 1

12' 8" x 11' 3" (3.86m x 3.43m). With radiator, enjoying views over the rear garden.



## BATHROOM/WET ROOM

Newly fitted with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## EXTERNALLY

### OUTHOUSES

Comprising of



### OUTSIDE W.C.

### COAL STORE

### FREEZER ROOM

### SEPARATE WOOD STORE

## GREENHOUSE

6' 0" x 8' 0" (1.83m x 2.44m).



## OFF LYING GARAGE

Located 100 metres from the property.



## GARDEN

The property enjoys a private lawned garden area to the rear and to the front also lies level lawned area. Both gardens provide potential for landscaping to create your own personal garden. Please note there is also an alleyway running through Number 3 and Number 2 leading to the rear gardens of the property providing ease of access for gardening, etc.

## REAR GARDEN



## PARKING

On street parking to the front of the property.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

An improvable yet charming Village residence with fine views and being convenient to Lampeter.

## 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

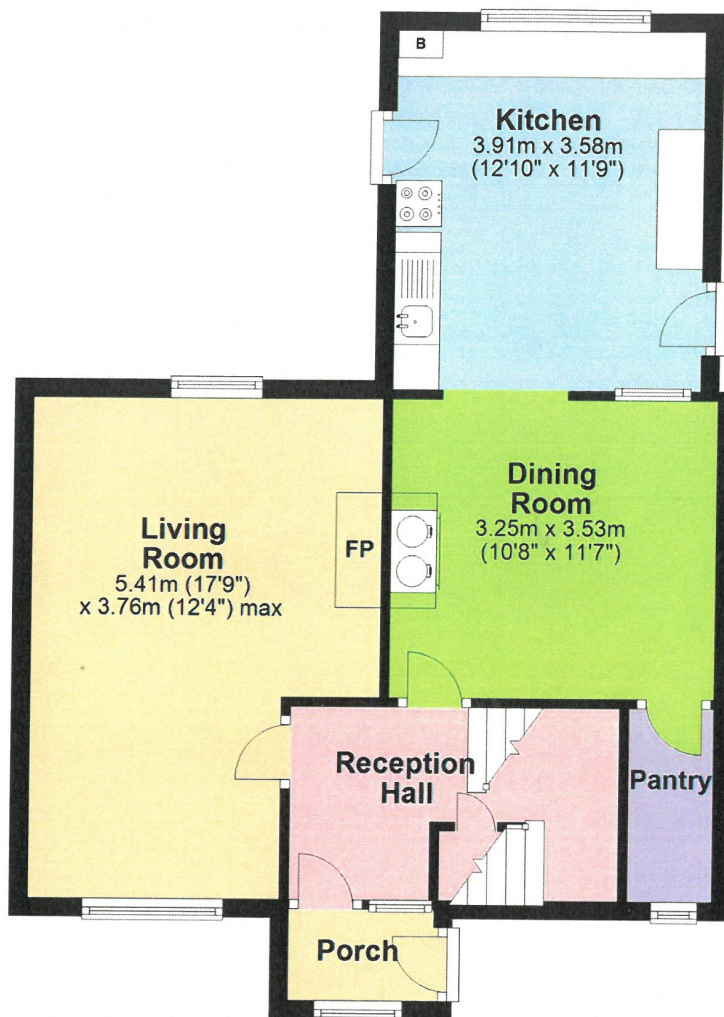
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

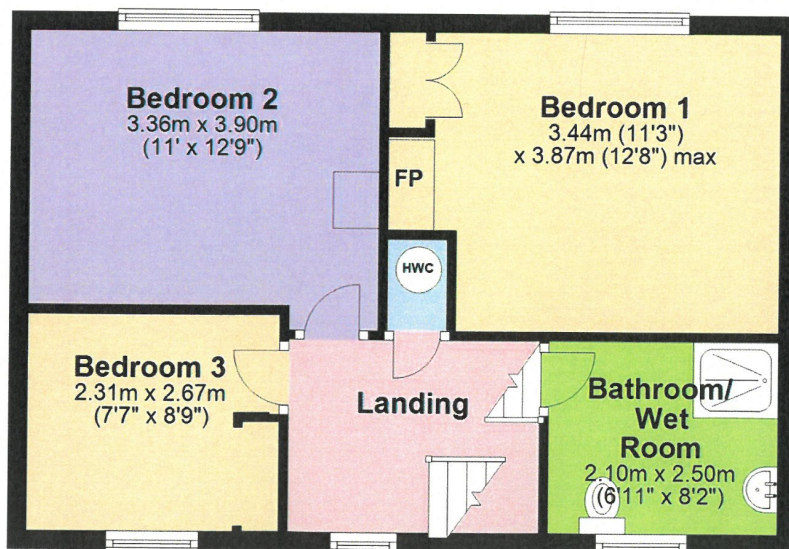
## Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 100.5 sq. metres (1081.6 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 PlanUp.

**Nantoer, 3 Tre Cynon, Cellan, LAMPETER**

**Council Tax:** Band B

N/A

**Parking Types:** Garage.

On Street.

**Heating Sources:** Oil.

**Electricity Supply:** Mains  
Supply.

**Water Supply:** Mains  
Supply.

**Sewerage:** Mains Supply.

**Broadband Connection**

**Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (61)

**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

Construction Type

Traditional



### Directions

From Lampeter take the A482 road out of Town via Bridge Street and passing the Cooperative Supermarket and E & M Motors, both on your left hand side. Continue up the hill towards Cwmann. Take the first left hand turning onto the B4432 road for Cellan. Proceed into the Village of Cellan passing the former Fishers Arms Public House on your right hand side. Continue through the first part of the Village and onto the second area. Tre Cynon will be located thereafter on your left hand side with the 'For Sale' board identifying Number 3. 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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