

A large mid terraced commercial and residential property set in the middle of Lampeter. Formerly Lampeter's men's Institute.



12 High Street, Lampeter, Ceredigion. SA48 7BG.

£150,000

REF: C/2354/AM

*** Prominent Town Centre location *** Stone and Slate traditional town property *** Former Mens institute *** Snooker Club *** Self-contained flat *** 3 storied premises with a cellar *** Within level walking distance to all amenities in Lampeter *** Gas fired central heating throughout ***

*** 3 bedroomed flat *** Further residential conversion (subject to planning consent) *** Large garden to rear of the property with vehicular and pedestrian access from shared right of way *** Garage *** in need of refurbishment ***

*** 20 miles North from the large market town of Carmarthen ***



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

Lampeter is a thriving University Town located in the heart of the Teifi Valley, just 12 miles inland from the Cardigan Bay Coastline. The larger County Town of Carmarthen is 22 miles to the South.



General Description

A central terraced Men's Institution premises which now requires complete refurbishment and renovation and utilised over many years as a Club and dating back to the early 19th Century. The property itself is built of stone and slate and arranged over 3 stories plus lower ground floor cellarage. It has the benefit of gas fired central heating and is double glazed in the main.

The property benefits from having a large garden to the rear with vehicular and pedestrian access from shared right of way and detached redundant garage.

The accommodation as follows:

Entrance Lobby

Access from the front of the property with an electronic key.

Snooker Room

31' 4" x 25' 1" (9.55m x 7.65m) with suspended ceiling. Bay window to the front of the property.



Gents Toilets

With a urinal and a separate cubicle with W.C and wash hand basin. UPVC rear access door leaving to the garden.





Rear Office

15' 1" x 12' 1" (4.60m x 3.68m) With access to the rear hall way.



Rear Hall

With a solid staircase leading to the first floor and a UPVC rear access door leading to the garden.

Kitchen

11' 1" x 10' 0" (3.38m x 3.05m) With floor and wall units and a worktop over. Single sink unit with a drainer unit. Pantry cupboard off access to loft.



First floor

Living Room

14' 0" x 11' 8" (4.27m x 3.56m) with radiator and window overlooking the rear garden.



Separate first floor accommodation above the front of the premises

Access via staircase from the rear hallway. Landing with a built in cupboard.

Games Room/Meeting Room and Public Area



22' 4" x 31' 3" (6.81m x 9.53m) Divided into 2 separate interconnecting rooms. Bay window to fore

second floor

Bedroom 1

16' 9" x 12' 9" (5.11m x 3.89m) With radiator.



Bedroom 2

15' 1" x 11' 4" (4.60m x 3.45m) With Radiator.



Bedroom 3

15' 0" x 10' 8" (4.57m x 3.25m) With Radiator.



Shower Room

12' 7" x 5' 1" (3.84m x 1.55m) A three piece suite incorporating a shower cubicle, pedestal wash hand basin and a low level flush W.C. Rear access door with external steel staircase leading to the garden.



Lower Ground Floor

Cellar

19' 8" x 13' 7" (5.99m x 4.14m) overall accessed via understairs entry. Mains gas boiler running domestic systems.

Externally

Garden

The property benefits from having a large garden to the rear with it being a split level. Rear access from a shared right of way.



Garage

In need of some attention.

Agents Comments

The property offers a great opportunity for prospective purchasers of acquiring a middle of town property with a vast amount of opportunity for further residential conversion (subject to planning consent).

Tenure and Possession

We are informed that the property is of Freehold Tenure and will be vacant on Completion.

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, gas fired central heating, telephone subject to B.T. transfer regulations, Broadband available.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

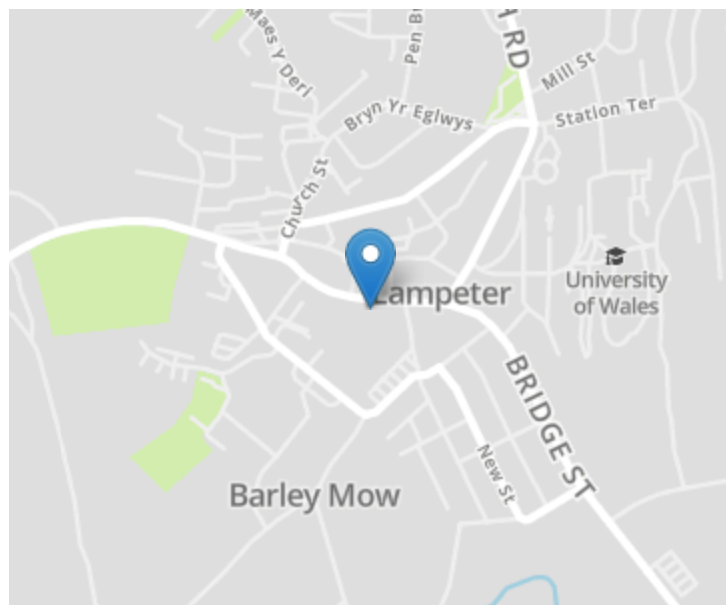
Any risk of coastal erosion? No

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

The property is centrally positioned within the heart of the University town of Lampeter on the main High Street next to 'Premier stores' and the Black Lion Hotel.

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'

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

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



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