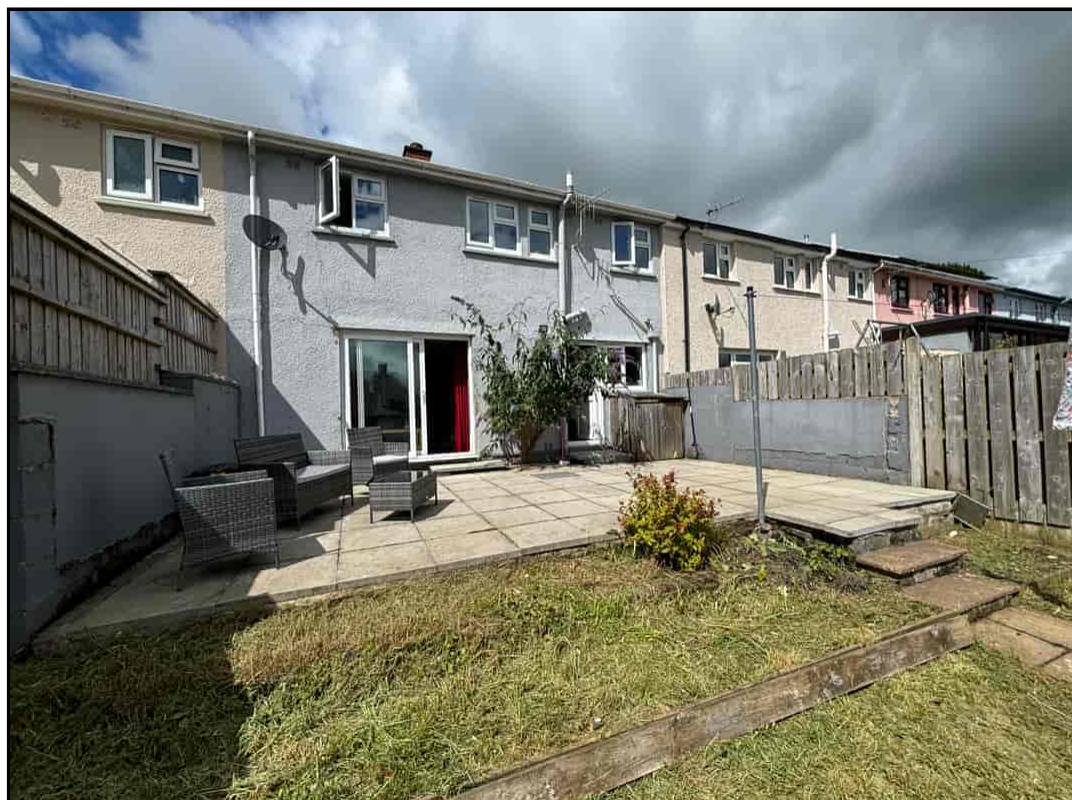


A well positioned modern 3 bedroomed house with a rear garden and fine views. Lampeter, West Wales



8 Ffynnonbedr, Lampeter, Ceredigion. SA48 7EH.

£165,000

REF: R/4661/LD

*** Spacious family home *** Well positioned mid terraced house - Convenient Town property *** Recently modernised with 3 bedroomed accommodation *** New shower room *** Newly fitted mains gas fired central heating boiler *** Double glazing and Fast Fibre Broadband connectivity *** Spacious and ample storage space.

*** A good sized low maintenance south facing garden laid to lawn with large sun trap patio *** Rear access gate - Potential for off street parkig *** Fine views over the Town of Lampeter and the Teifi Valley *** Low running costs - Council Tax Band B

*** Close walking distance to Ysgol Bro Pedr School and the University of Wales Trinity Saint David Campus *** Easy walking distance to a range of local amenities within the Town - Especially Sainsbury's Supermarket *** Contact us today to view



LAMPETER
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Ceredigion, SA48 7DT
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LOCATION

Lampeter is a bustling University Town located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at Aberaeron, 20 or so miles North from Carmarthen, to the immediate South, and offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling.

GENERAL DESCRIPTION

Well positioned and convenient mid terraced Town House. It offers comfortable 3 bedroomed accommodation with recently upgraded shower room and a modern kitchen. It benefits from mains gas fired central heating (new boiler 2025), Fast Fibre Broadband and UPVC double glazing.

To the rear lies a large paved patio area that leads down onto a level lawned area. The garden is enclosed, private and enjoys a rear access gate that lads down into the Town of Lampeter.

A property worthy of early viewing.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC entrance door, telephone point with high speed Fibre connection, exposed staircase to the first floor accommodation.



LOUNGE/DINER

18' 8" x 14' 5" (5.69m x 4.39m). With 7ft sliding patio doors opening onto the patio area, radiator, understairs storage cupboard, T.V. point.





KITCHEN

19' 0" x 9' 0" (5.79m x 2.74m). With a modern gloss fitted kitchen with wall and floor units with work surfaces over, single sink and drainer unit, space for cooker stove, tiled flooring, radiator, rear entrance door, plumbing and space for washing machine and tumble dryer, space for fridge/freezer.



FIRT FLOOR

SPACIOUS LANDING AREA

Having access via the staircase from the Reception Hall, with

two windows providing views over the Town and Teifi Valley.



BEDROOM 2

12' 8" x 9' 4" (3.86m x 2.84m). With radiator, built-in cupboard.



SHOWER ROOM

A brand new and stylish suite with a walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, under floor heating.



BEDROOM 1

11' 3" x 10' 7" (3.43m x 3.23m). With radiator, airing cupboard with mains gas fired central heating boiler that runs all domestic systems (newly fitted).



BEDROOM 3

7' 9" x 7' 9" (2.36m x 2.36m). With radiator, view over the rear garden and Teifi Valley beyond, built-in cupboard.



EXTERNALLY

SOUTH FACING GARDEN

A particular feature of this property is its sizeable south facing rear garden with a level sun trap paved patio area with steps leading down to an enclosed lawned garden. The garden is currently a blank canvas but offers great potential to any discerning Owner and would provide fantastic outdoor Family space. To the rear of the garden lies a gated entrance with a pathway leading down to the Town Centre of Lampeter, offering potential for off street parking.



FRONT OF PROPERTY



PARKING

There is a possibility for off street parking at the bottom of the garden.

REAR OF PROPERTY



VIEWS TO REAR



PLEASE NOTE

Photographs were taken in Summer 2024.

AGENT'S COMMENTS

A well positioned and modern home 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.

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, newly fitted mains gas fired central heating. UPVC double glazing, telephone subject to B.T. transfer regulations, Fast Fibre Broadband available

Council Tax: Band B

N/A

Parking Types: Off Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: C (71)

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

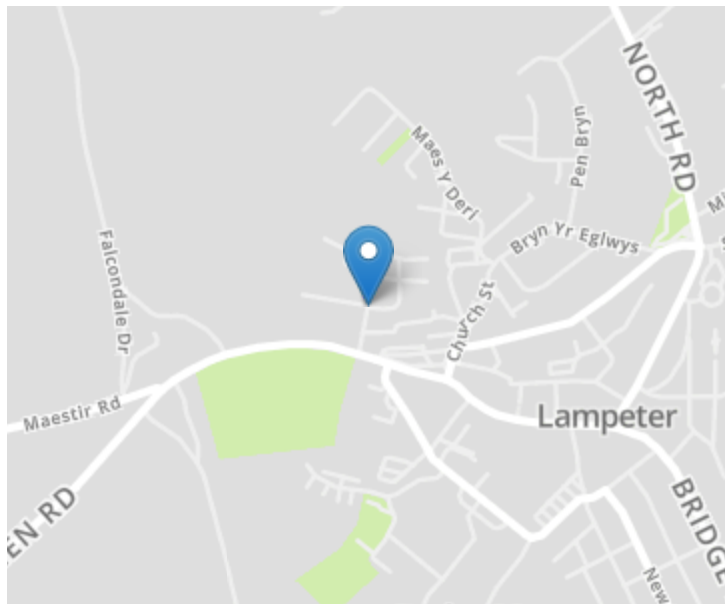
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

Construction Type

Traditional



Directions


From our Lampeter Office proceed along High Street. Continue past the Police Station and just past the Catholic Church. Turn right for Ffynnonbedr in Pontfaen Road. Continue half way up the hill, turning right. Continue on this road and as you start climbing up the hill the entrance to the property will be 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

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'.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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12 Harford Square
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