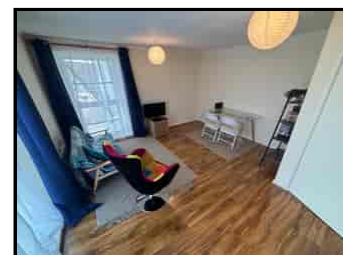


*A conveniently located 2 bedroomed second floor flat with garage and fine views over the Teifi Valley. University Town of Lampeter, West Wales*



**4A Penbryn, Lampeter, Ceredigion. SA48 7EU.**

**£85,000**

**REF: R/4872/LD**

\*\*\* No onward chain \*\*\* A conveniently located second floor flat in the University Town of Lampeter \*\*\*  
Nicely presented 2 double bedroomed accommodation \*\*\* Electric heating, double glazing and all mains  
provisions \*\*\* Extended Lease - 137 years remaining

\*\*\* The property comprises of the following - Shared entrance lobby, reception hall, kitchen, bathroom, living  
room, 2 double bedrooms \*\*\* Useful garage/lock-up \*\*\* Communal grassed area

Perfectly suiting 1st Time Buyers or Investment Purchasers \*\*\* Convenient location - A short walk to all Town  
provisions \*\*\* Fine elevated position with fantastic views over the Teifi Valley to the front and rear



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11, Lammas St, Carmarthen,  
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carmarthen@morgananddavies.co.uk

## LOCATION

Well located in the popular residential surroundings of Penbryn being in an elevated position overlooking the University Town of Lampeter and the countryside beyond, within walking distance to all amenities within the Town including the University of Wales Trinity Saint David Campus, Schools, Shops, etc.

## GENERAL DESCRIPTION

The placing of 4a Penbryn on the market offers an opportunity of acquiring a 2 double bedroomed second floor flat that enjoys a convenient position within the University Town of Lampeter. The flat has recently been modernised with laminate flooring throughout, a modern kitchen and bathroom and electric heating.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### LOBBY

Leading to



### RECEPTION HALL

With front entrance door, access to the loft space, electric heater.

## KITCHEN

9' 6" x 8' 0" (2.90m x 2.44m). A modern kitchen with a range of wall and floor units with work surfaces over, integrated electric oven, 4 ring hob with extractor hood over, stainless steel sink and drainer unit, tiled flooring, space for under counter fridge, extractor fan.



### KITCHEN (SECOND IMAGE)





## BATHROOM

Having a 3 piece suite comprising of a centrally positioned shower cubicle with electric shower, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled flooring.



## BEDROOM 1

11' 3" x 10' 9" (3.43m x 3.28m). With picture window to the rear enjoying views over the Teifi Valley, laminate flooring.



## VIEW FROM BEDROOM 1



## BEDROOM 2

10' 5" x 10' 9" (3.17m x 3.28m). With floor to ceiling window with fine views over the Teifi Valley to the front.



## VIEW FROM BEDROOM 2



## LIVING ROOM

14' 5" x 13' 6" (4.39m x 4.11m). Being 'L' shaped, with electric wall heater, double aspect windows, laminate flooring.



## LIVING ROOM (SECOND IMAGE)



## EXTERNALLY

### GARAGE

17' 4" x 7' 9" (5.28m x 2.36m). With an up and over door.

### PLEASE NOTE

PLEASE NOTE There is a Section 20 Notice on all of the flats that own a garage as the garage roofs are to be replaced. The Vendors have already paid their estimated contribution towards the costs to Penbryn Court Ltd.

### COMMUNAL GARDEN

A communal grassed area to the front and rear.

### EXTERNAL VIEW OF FLATS



### AGENT'S COMMENTS

A conveniently positioned Leasehold second floor flat offering great potential for 1st Time Buyers or Investment Purchasers.

## SERVICE CHARGE

The service charge to Penbryn Court Limited is currently £142.00 per calendar month. There is no ground rent. The Lease expires on the 24th December 2162.

## TENURE AND POSSESSION

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

The property is Leasehold and the Lease expires on the 24th December 2162, therefore 137 years remaining.

There is no ground rent.

The Service Charge to Penbryn Court Limited is currently £142.00 per calendar month.

## COUNCIL TAX

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

## 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

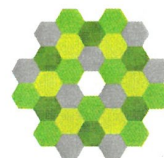
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



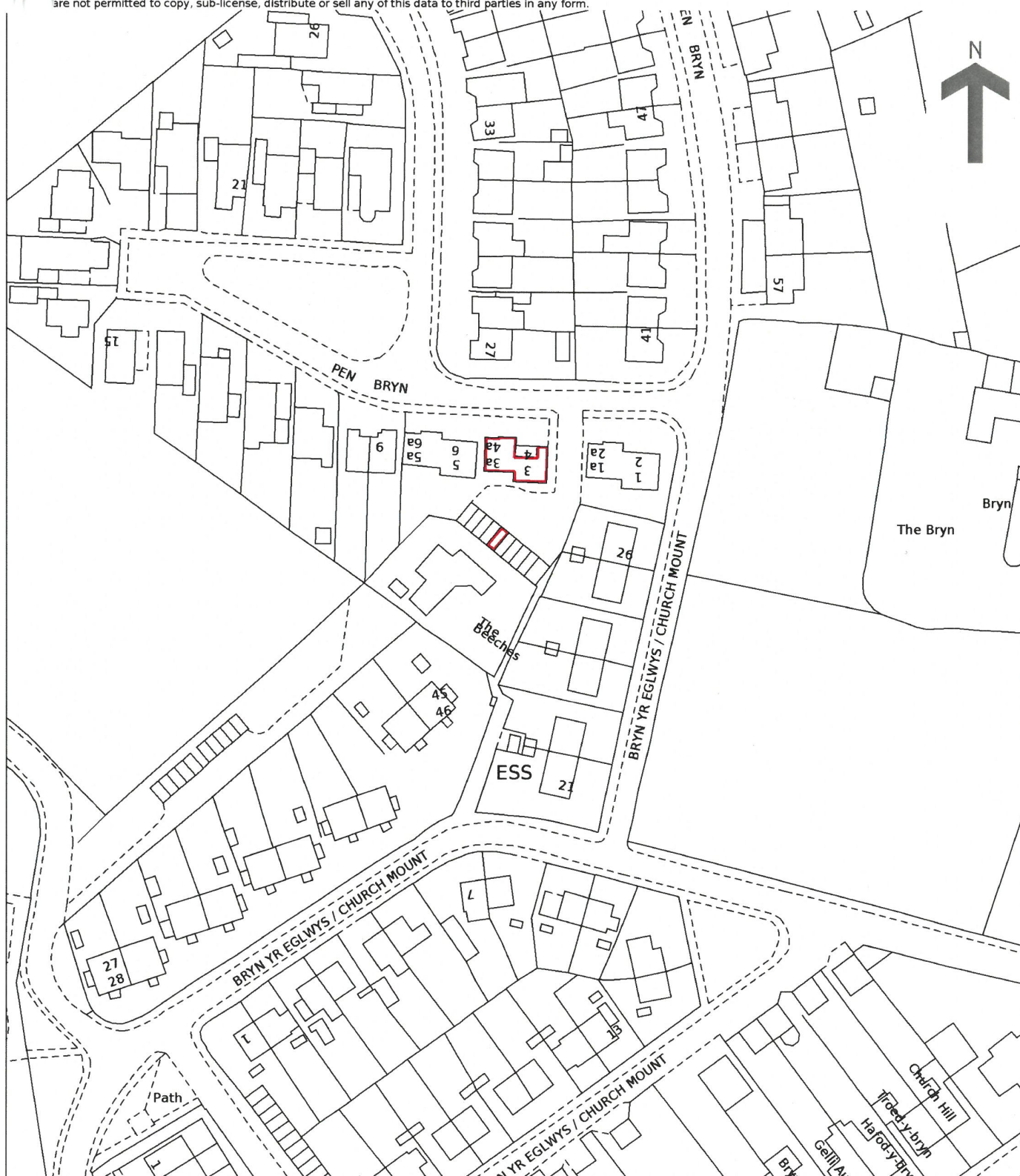
# HM Land Registry

## Official copy of title plan

Title number **CYM801981**  
Ordnance Survey map reference **SN5748SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

**Council Tax:** Band A

N/A

**Parking Types:** No Parking Available.

**Heating Sources:** Double Glazing.  
Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (52)

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

**Flooding Sources:**

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

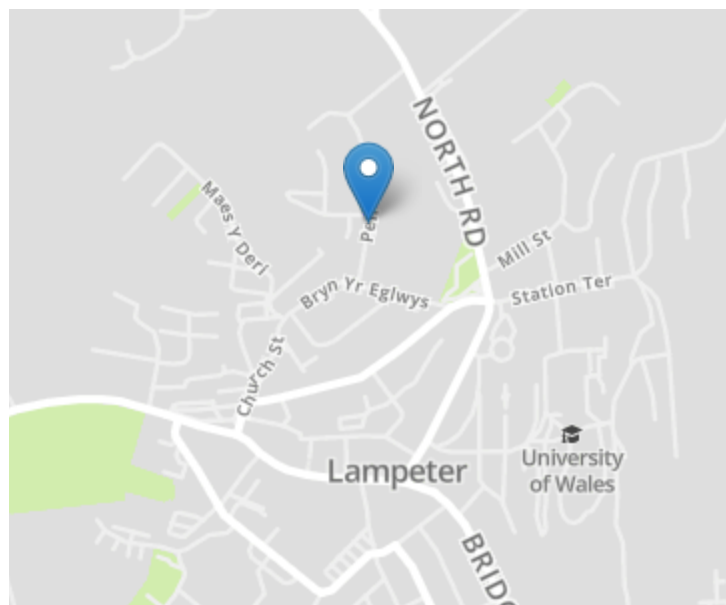
**Any risk of coastal erosion?** No

**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. At the mini roundabout take the left hand turning onto Bryn Road. Turn immediately right opposite Victoria Hall. Proceed up the hill for Bryn Yr Eglwys. Take the first right hand turning for Penbryn. Turn left at the junction. Flat 4a can be found in the second block of flats 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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**  
**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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