

*Prepare to be impressed. A refurbished, 3 bedroomed end terrace town house with garden and parking, Lampeter, West Wales*



1 Victoria Terrace, Lampeter, Ceredigion. SA48 7DF.

£169,950

R/4882/LD

\*\*\* No onward chain \*\*\* Prepare to be impressed - beautifully refurbished \*\*\* Deceptive, 3 bedroomed accommodation \*\*\* Modern and stylish throughout \*\*\* New kitchen and bathroom \*\*\* Mains gas central heating and UPVC Double glazing \*\*\* Good Broadband connectivity \*\*\* Low maintenance, enclosed garden. Patio area and outhouse \*\*\* Town centre location with access to all town amenities \*\*\* Off street parking area \*\*\* Newly decorated internally and externally \*\*\* New flooring throughout \*\*\*

Your dream first home suiting easy town living \*\*\* A rare opportunity - a home to move into \*\*\*  
Contact us to view today!



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## LOCATION

The subject property is located in a highly desirable postcode within the town centre of Lampeter.

Lampeter is a bustling University town, located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay coastline at Aberaeron, 20 or so miles north of Carmarthen to the immediate south which offers a wider range of amenities, business and leisure facilities including both Junior and Senior Schooling and the University of Wales, Trinity St. David's campus.

## GENERAL DESCRIPTION

An impressive, newly refurbished end terraced 3 bedroomed townhouse, being beautifully presented with modern kitchen and bathroom. The property enjoys a highly desirable postcode within Lampeter with valuable off street parking. It benefits from mains gas central heating, double glazing and good broadband connectivity. Close to all town amenities and currently consists of the following:-

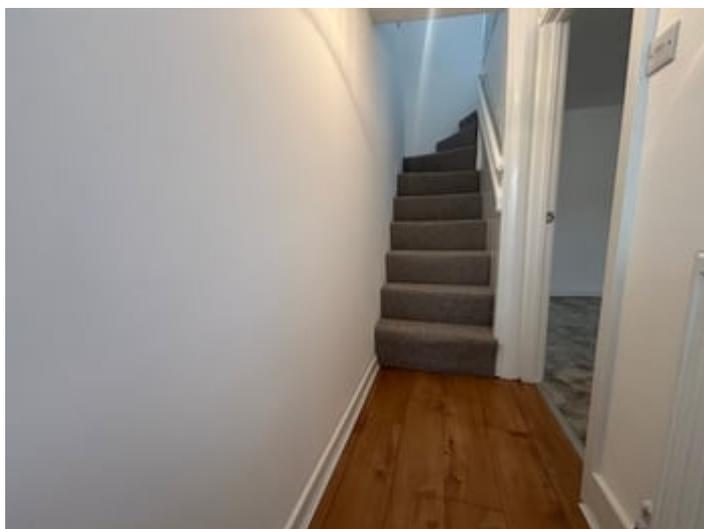
### FRONT PORCH

Of UPVC construction



### RECEPTION HALL

With radiator. Staircase to the first floor accommodation. Laminate flooring.



### LIVING ROOM

14' 6" x 11' 4" (4.42m x 3.45m) with electric fire with marble surround. Radiator. Understairs storage cupboard. Newly carpeted.

Please note: The fireplace is currently closed but could offer potential for an open fire.



### LIVING ROOM SECOND ANGLE



## KITCHEN

14' 3" x 11' 7" (4.34m x 3.53m) a modern fitted kitchen with range of wall and floor units with worksurfaces over. Stainless steel 1.5 sink and drainer unit. Electric double oven, 4 ring gas hob with extractor hood over. Plumbing and space for dishwasher and washing machine. Vinyl flooring.



## KITCHEN SECOND ANGLE



## KITCHEN 3RD ANGLE



## CONSERVATORY

10' 3" x 5' 1" (3.12m x 1.55m) of UPVC construction with polycarbonate roof. Rear entrance door.



## FIRST FLOOR

### LANDING

With access to fully insulated loft space via drop down ladder.

### FRONT BEDROOM 1

8' 1" x 8' 9" (2.46m x 2.67m) with radiator.



**FRONT BEDROOM 2**

9' 4" x 6' 5" (2.84m x 1.96m) with radiator.

**BATHROOM**

A newly fitted stylish 3 piece suite with panelled bath with mains fed double headed shower, low level flush w.c., double door vanity unit with free standing ceramic bowl. Extractor fan. Heated towel rail. Velux roof window.

**REAR BEDROOM 3**

11' 4" x 6' 5" (3.45m x 1.96m) with radiator. Limited head height. 2 x Heritage Velux roof windows.

**EXTERNALLY****OUTHOUSE/BOILER ROOM**

With 'Ideal Logic' mains gas central heating boiler running all domestic systems within the property.

**GARDEN**

The property enjoys an enclosed, low maintenance garden area laid to patio with gate opening onto parking area.





### **PARKING AND DRIVEWAY**

The property enjoys an off street parking area for 1 vehicle.



### **FRONT OF PROPERTY**



### **REAR OF PROPERTY**



### **TENURE AND POSSESSION**

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

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - to be confirmed.

### **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, gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

H.M. LAND REGISTRY		TITLE NUMBER	
		<b>WA721041</b>	
ORDNANCE SURVEY PLAN REFERENCE	S N 5 7 4 7	C	Scale Scale 1/1250 Enlarged from 1/2500
COUNTY <del>DYFED</del>		DISTRICT <del>CEREDIGION</del>	
			© Crown copyright

ADMINISTRATIVE AREA

CEREDIGION  
SIR CEREDIGION



MATERIAL INFORMATION

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**Parking Types:** Off Street.

**Heating Sources:** Double Glazing. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (60)

**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 to the main square and bear left at the roundabout heading onto Bridge Street. By Lloyd's Fish and Chip shop, turn right into Drover's Road. Proceed along Drover's Road to the junction and continue straight on heading for the Cwmins Car park and Victoria Terrace and the property will be located 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 our properties are also available to view 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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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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