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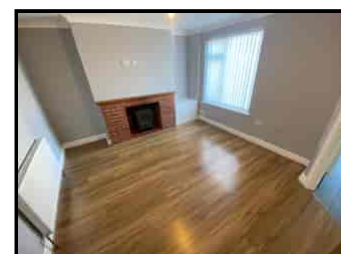
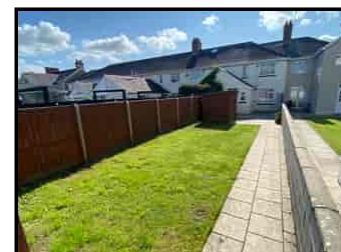


RICS



Since 1989

A highly desirable location. Stylish and modern - A mid terraced 3 bedroomed modern house with garden and parking. Lampeter, West Wales



Llwyndewi, New Street, Lampeter, Ceredigion. SA48 7AL.

REF: R/3805/LD

£225,000

*** No onward chain *** A highly desirable residential district of Lampeter *** A modern refurbished 3 bedroomed mid terraced house *** Stylish kitchen and bathroom *** Mains gas central heating, double glazing and good Broadband connectivity

*** Low maintenance enclosed rear garden with patio - Level lawned areas *** Garden shed *** Valuable off street parking for two vehicles - A great asset to any Town property *** A good sized Family home

*** Town living at its best *** Close to Ysgol Bro Pedr *** Level walking distance to Town Centre and all of its amenities *** Delightfully appealing property - Early viewing recommended *** Move straight in



LOCATION

Well positioned in the popular residential district of New Street, within level walking distance of the Town Centre offering a good range of local amenities including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

GENERAL DESCRIPTION

Llwyndewi is a modernised mid terraced property in a sought after residential district within the Town of Lampeter. The property has been refurbished in recent times and now offers a stylish 3 bedroomed Family home with a modern kitchen and bathroom. It enjoys the benefit of mains gas central heating, double glazing and good Broadband connectivity.

Externally it enjoys an enclosed rear garden laid to paved patio and lawned areas leading to the rear parking area with space for two vehicles.

A centre of Town position and deserving early viewing. The property in particular offers the following.

THE ACCOMMODATION

RECEPTION HALL

Accessed via a UPVC front entrance door, laminate flooring, staircase to the first floor accommodation, radiator.



LIVING ROOM

14' 7" x 10' 9" (4.45m x 3.28m) into bay. With a feature fireplace having a Real Flame gas fire inset, radiator.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

14' 3" x 11' 7" (4.34m x 3.53m). With a brick feature fireplace housing the gas stove effect fireplace, laminate flooring, understairs storage cupboard.



KITCHEN

11' 7" x 8' 3" (3.53m x 2.51m). A modern Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric double oven, 4 ring gas hob with extractor hood over, integrated dishwasher, tiled flooring.



REAR HALL

With UPVC stable style entrance door, Vaillant mains gas central heating boiler.

DOWNSTAIRS W.C.

Being modern and fully tiled with low level flush w.c.

FIRST FLOOR

GALLERIED LANDING

With access to the loft space.



FAMILY BATHROOM

A stylish fully tiled suite with a panelled bath having a shower over, vanity unit housing the wash hand basin and enclosed low level flush w.c., spot lighting, extractor fan, pillared heated towel rail.



BATHROOM (SECOND IMAGE)



REAR BEDROOM 2

10' 2" x 9' 4" (3.10m x 2.84m). With radiator, views over the rear garden.



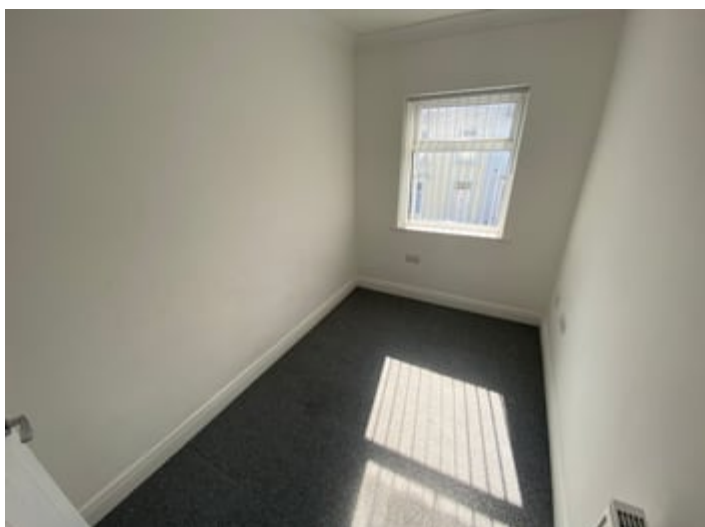
FRONT BEDROOM 1

13' 5" x 10' 4" (4.09m x 3.15m). With radiator.



FRONT BEDROOM 3

9' 9" x 6' 6" (2.97m x 1.98m). With radiator.



EXTERNALLY

GARDEN

An enclosed low maintenance garden area is located to the rear of the property with a large patio and a level lawned area with a path leading to the parking area.



GARDEN SHED

A cedarwood garden shed.



OFF STREET PARKING AREA

With parking for up to two vehicles.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after Town property being fully modernised.

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 - 'D'.

Services

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

Directions

From our Lampeter Office proceed across Harford Square and along to Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Continue to the junction in Drovers Road and turn left for New Street. The property will be found near to the middle of New Street 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	