

*A substantial and refurbished 5 bedroomed mid terraced Town House with a walled garden, parking and garage. Lampeter Town Centre, West Wales*



Gellingwenin, Bryn Road, Lampeter, Ceredigion. SA48 7EE.

**£295,000**

**REF: R/5059/LD**

\*\*\* No onward chain \*\*\* A substantial traditional double fronted mid terraced Town House \*\*\* Newly refurbished throughout \*\*\* 5 bedroomed accommodation \*\*\* Brand new kitchen and utility \*\*\* Spacious Family home in a Town Centre location \*\*\* 2 cellar rooms - Potential annexe (subject to consent) \*\*\* UPVC double glazing and mains gas central heating

\*\*\* Walled, lawned and level rear garden area \*\*\* Rear off street parking for two vehicles \*\*\* Detached garage

\*\*\* Walking distance to a good range of Town amenities - Especially Sainsbury's Supermarket \*\*\* Viewings highly recommended \*\*\* A highly desirable and well positioned Town residence



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## LOCATION

The property is located in the heart of the University Town of Lampeter in a popular and sought after residential area and within walking distance to the University of Wales Trinity Saint David Campus, Sainsbury's Supermarket, Junior and Primary Schooling, range of leisure facilities and the High Street of Lampeter.

## GENERAL DESCRIPTION

A substantial and recently refurbished double fronted double fronted period terraced house offering the perfect Family home with 5 bedrooomed accommodation, a brand new kitchen and utility area. The property benefits from mains gas central heating and double glazing.

The property enjoys a low maintenance walled rear garden, off street parking and a garage. It has convenience and private living within a Town location.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With a solid front entrance door with fan light over, mosaic style quarry tiled flooring, radiator.



## LIVING ROOM

10' 10" x 9' 6" (3.30m x 2.90m) into bay. With a modern tiled fireplace, two radiators, alcove fitted cupboard.



## SITTING ROOM

10' 8" x 14' 4" (3.25m x 4.37m) into bay. With a marble fireplace with cast iron inset, radiator.



## INNER HALLWAY

With Red quarry tiled flooring, staircase to the first floor accommodation, radiator.





## REAR RECEPTION ROOM

10' 8" x 6' 5" (3.25m x 1.96m). With alcove shelving, radiator.



## DINING ROOM

12' 6" x 9' 6" (3.81m x 2.90m). With alcove shelving, radiator, modern tiled fireplace.



## KITCHEN

12' 6" x 9' 2" (3.81m x 2.79m). A modern Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, 4 ring hob, integrated oven and microwave, tiled flooring, spot lighting.



## UTILITY ROOM

9' 4" x 6' 6" (2.84m x 1.98m). With newly fitted Shaker style wall and floor cupboards, plumbing and space for automatic washing machine, large picture window enjoying views over the rear garden, rear entrance door.



## LOWER GROUND FLOOR

### CELLAR ROOM 1

13' 4" x 10' 6" (4.06m x 3.20m). With radiator, electricity connected.



### CELLAR ROOM 2

13' 4" x 8' 8" (4.06m x 2.64m). With original fireplace, rear entrance door, electricity connected.



## FIRST FLOOR

### REAR LANDING

With airing cupboard housing the Logic mains gas central heating boiler running all domestic systems within the property.

## BATHROOM

Comprising of a panelled bath with Triton shower over, multi drawer vanity unit with wash hand basin, heated towel rail, radiator.

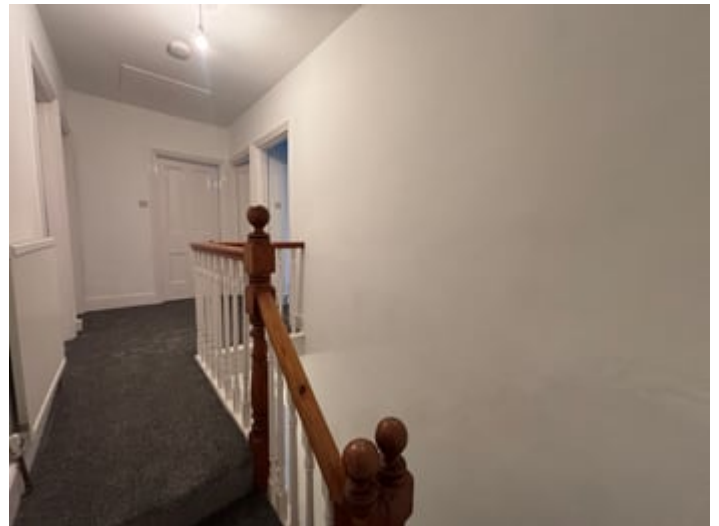


### SEPARATE W.C.

With low level flush w.c., radiator.

### FRONT LANDING

With radiator, access to the loft space.



## REAR BEDROOM 1

12' 0" x 9' 6" (3.66m x 2.90m). With radiator, fitted wardrobes, enjoying fine views over the rear garden.



## FRONT BEDROOM 2

14' 8" x 10' 10" (4.47m x 3.30m) into bay. With radiator.



## FRONT BEDROOM 5

8' 4" x 5' 7" (2.54m x 1.70m). With radiator.



## FRONT BEDROOM 4

10' 7" x 15' 0" (3.23m x 4.57m) into bay. With radiator.



## REAR BEDROOM 3

12' 0" x 7' 7" (3.66m x 2.31m). With radiator, enjoying fine views over the rear garden.





## EXTERNALLY

### GARAGE

12' 10" x 17' 8" (3.91m x 5.38m). With an up and over door and side service door.



### GARDEN

A particular feature of the property is its level stone walled rear garden area with a central pathway being low maintenance but again great outdoor space whilst living in a Town environment.



## PARKING AND DRIVEWAY

Private parking for two vehicles located to the rear of the property.



## 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.

## **COUNCIL TAX**

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

## **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.

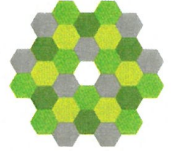
## **Services**

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

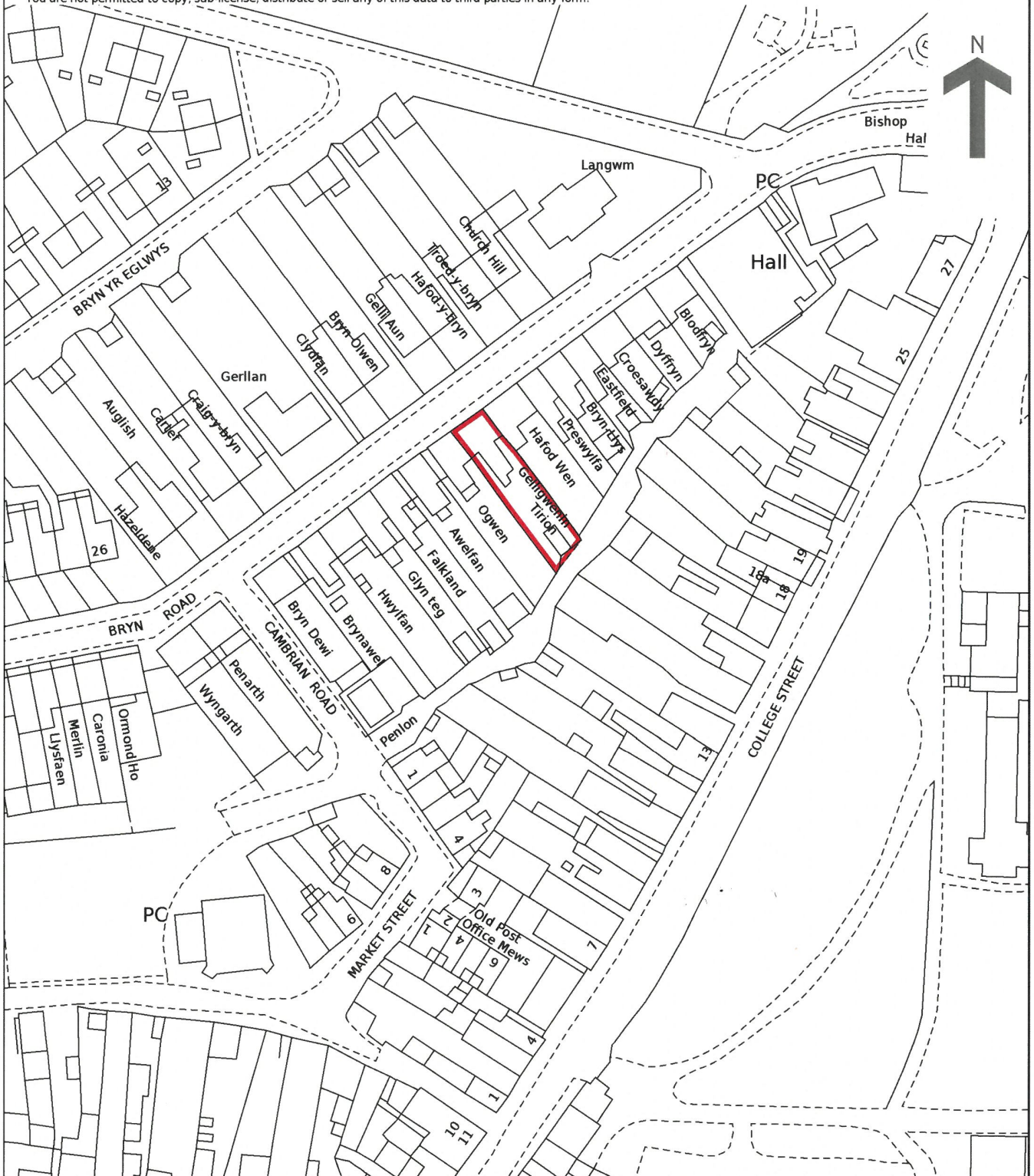
# HM Land Registry

Official copy of  
title plan

Title number **CYM590145**  
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 E

N/A

**Parking Types:** Garage. Off Street. Private.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (67)

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

**Flooding Sources:**

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

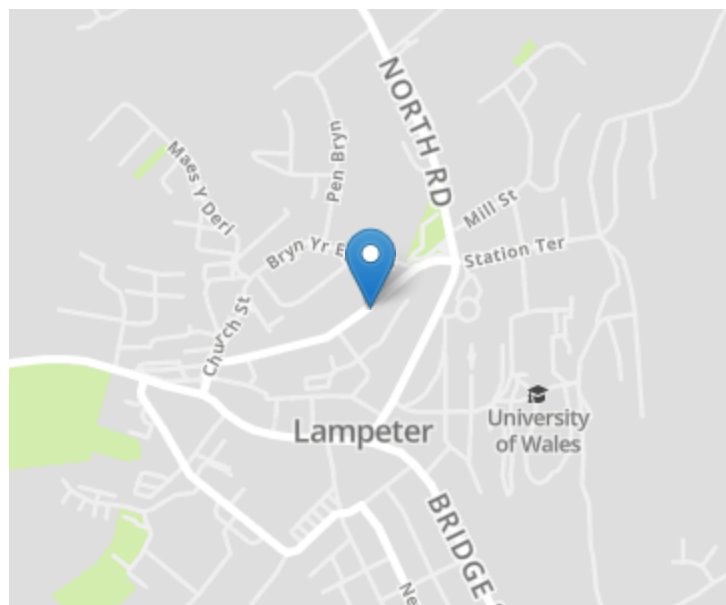
**Any risk of coastal erosion?** No

**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 turn left for Bryn Road. The property will be found thereafter on your left hand side half way down the road, 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'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(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**  
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**SA48 7DT**

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