

Regulated by:



Since 1989

*A tastefully refurbished three storied period Town House in a convenient Town Centre location.
Lampeter, West Wales*



Frondewi, Bryn Road, Lampeter, Ceredigion. SA48 7EF.

REF: R/2841/LD

£195,000

*** Perfectly presented contemporary and stylish Town House *** Deceptive three storied 2/3 bedroomed accommodation with designer en-suite *** Period mid terraced convenient Town Centre location *** Designer and Bespoke kitchen and bathrooms with a welcome mixture of traditional and modern features

*** Well kept easily maintained walled garden with lawn and patio *** Private parking area with useful rear service lane access - Potential for garage (subject to consent)

*** Level easy walking distance to all Town amenities - Especially Sainsbury's Supermarket and Schools *** Ready to move into - Modern and contemporary Town living *** Beautifully refurbished with no expense spared approach *** A must view

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 and 20 or so miles North from Carmarthen, to the immediate South. Lampeter offers a wide range of amenities, business and leisure facilities including both Junior and Secondary Schooling and the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

Here you have an opportunity to acquire a stylish and tastefully designed three storied 2/3 bedroomed Town House. The property has undergone refurbishment in recent times and benefits from a modern kitchen and bathrooms along with beautifully presented living accommodation.

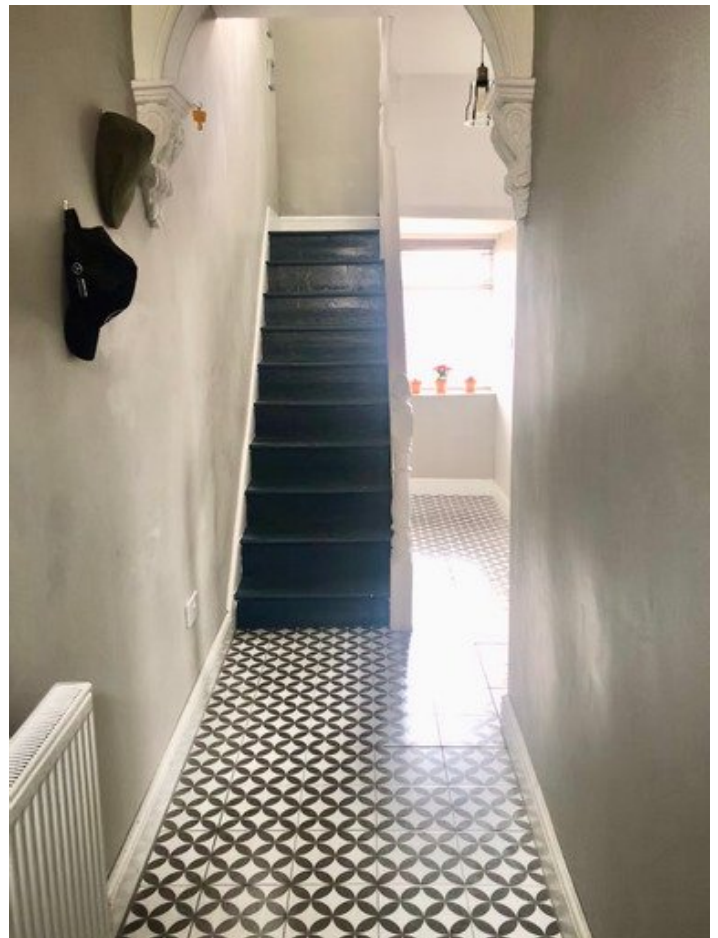
It enjoys a centre of Town location, being within close proximity and easy walking distance to all Town amenities, especially Sainsbury's Supermarket.

In all a property deserving early viewing and a great opportunity awaits. The accommodation at present offers more particularly the following:-

GROUND FLOOR

RECEPTION HALL

With a solid front entrance door with fan light over, radiator, mosaic tiled flooring, original staircase to the first floor accommodation, with staircase also leading to the lower ground floor.



LIVING ROOM

18' 4" x 12' 3" (5.59m x 3.73m) into bay. Stylish living with a feature open fireplace with antique surround, oak effect click flooring, radiator, sliding doors opening onto the Study/potential Bedroom 3.



LIVING ROOM (SECOND ANGLE)**STUDY/POTENTIAL BEDROOM 3**

10' 5" x 8' 2" (3.17m x 2.49m). With oak effect click flooring, radiator, views over the rear garden.

**LOWER GROUND FLOOR****KITCHEN**

16' 2" x 10' 9" (4.93m x 3.28m). A well designed Shaker style kitchen with a range of wall and floor units and useful central island with hardwood work surfaces over, ceramic Butler sink with mixer tap, integrated electric cooker with ceramic hob and extractor hood over, integrated dishwasher, plumbing and space for automatic washing machine, Valiant central heating boiler running all domestic systems, Red and Black original quarry tiled flooring rear entrance door to the garden area, original beamed ceiling.

**KITCHEN (SECOND ANGLE)****SITTING ROOM**

16' 3" x 11' 7" (4.95m x 3.53m). With tiled flooring, radiator, T.V. point.

LOWER GROUND FLOOR**KITCHEN**

16' 2" x 10' 9" (4.93m x 3.28m). A well designed Shaker style kitchen with a range of wall and floor units and useful central island with hardwood work surfaces over, ceramic Butler sink with mixer tap, integrated electric cooker with ceramic hob and extractor hood over, integrated dishwasher, plumbing and space for automatic washing machine, Valiant central heating boiler running all domestic systems, Red and Black original quarry tiled flooring rear entrance door to the garden area, original beamed ceiling.

**FIRST FLOOR****GALLERIED LANDING**

With radiator, access to insulated loft space via a drop down ladder.

BEDROOM 2

12' 0" x 6' 0" (3.66m x 1.83m). With stripped wooden flooring, radiator.



BATHROOM

9' 0" x 5' 0" (2.74m x 1.52m). With a refurbished and contemporary styled suite comprising of a corner shower cubicle, floating vanity unit with wash hand basin, chrome heated towel rail, low level flush w.c., spot lighting, extractor fan.



BEDROOM 1

11' 9" x 9' 9" (3.58m x 2.97m). With stripped wooden flooring, radiator, T.V. point.



EN-SUITE SHOWER ROOM

A modern en-suite with a corner glazed shower cubicle, low level flush w.c., vintage and Bespoke vanity unit with wash hand basin, chrome heated towel rail, spot lighting, extractor fan.



EXTERNALLY

GARDEN

A particular feature of any Town property is of course its garden. This property is no exception, with an enclosed walled garden area laid to patio and lawned area, all of which being low maintenance and ideal for outdoor dining, entertaining and general Family living.



PARKING AND DRIVEWAY

There is private parking to the rear of the property with access via a rear service lane. Parking for up to two vehicles.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A tastefully designed property in a convenient Town Centre

location.

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

From our Lampeter Office proceed along College Street. At the mini roundabout turn left onto Bryn Road. Continue along Bryn Road, passing the entrance to Sainsbury's Supermarket on your left hand side. The property will then be located after approximately 100 yards 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 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'.

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