

*A tastefully refurbished and substantial end of terrace Town House with an extensive garden area.  
Town Centre. Lampeter, West Wales*



**19 Station Terrace, Lampeter, Ceredigion. SA48 7HH.**

**£265,000**

**REF: R/4504/LD**

\*\*\* A stylish and refurbished end of terrace Town House \*\*\* 3 bedroomed accommodation \*\*\* Sought after residential district - Station Terrace, Lampeter \*\*\* Deceptive and generous period property with fantastic retained features \*\*\* Modern newly fitted kitchen and bathroom \*\*\* Mains gas central heating \*\*\* Recently upgraded double glazing throughout

\*\*\* Extensive low maintenance and well maintained garden \*\*\* Private stone walled boundary with flower and shrub borders \*\*\* Two garden sheds and ornamental Fish pond - Full of colour during the Spring and Summer Seasons \*\*\* Service lane access

\*\*\* Town living at its best - Amenities on your doorstep \*\*\* Located on the edge of the University of Wales Trinity Saint David Campus \*\*\* A must view Family home - Contact us today



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## 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 the County Town of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

A stylish refurbished end of terrace Town House offering comfortable and spacious 3 bedroomed accommodation. The property has been renovated in recent years and now offers a superior Family home with a modern kitchen and bathroom. It benefits from mains gas central heating and double glazing.

A particular feature of this property is its larger than average rear garden being private, well stocked and maintained by the current Owners.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

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



## LIVING ROOM

16' 7" x 14' 5" (5.05m x 4.39m) into bay. With two radiators.



### LIVING ROOM (SECOND IMAGE)



## DINING ROOM

12' 8" x 12' 8" (3.86m x 3.86m). With an open fireplace housing a cast iron multi fuel stove on a slate hearth, two radiators, alcove built-in cupboards, enjoying views over the rear garden.



**DINING ROOM (SECOND IMAGE)****UNDERSTAIRS W.C.**

With low level flush w.c., corner wash hand basin.

**KITCHEN**

13' 7" x 9' 2" (4.14m x 2.79m). A modern Shaker style fitted kitchen with a range of wall and floor units, breakfast bar, with work surfaces over, ceramic 1 1/2 sink and drainer unit, electric cooker point and space, radiator.

**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****UTILITY ROOM**

11' 2" x 7' 2" (3.40m x 2.18m). With a rear entrance door to the garden area, plumbing and space for automatic washing machine and tumble dryer.

**FIRST FLOOR****LANDING**

Leading to



## BATHROOM

13' 7" x 9' 6" (4.14m x 2.90m). A stylish 4 piece suite with a panelled bath, shower cubicle with double headed shower, low level flush w.c., pedestal wash hand basin, two radiators, extractor fan, airing cupboard housing the Valliant mains gas boiler.



## BATHROOM (SECOND IMAGE)



## REAR BEDROOM 2

12' 7" x 12' 0" (3.84m x 3.66m). With double aspect windows, radiator.



## FRONT BEDROOM 1

14' 2" x 9' 5" (4.32m x 2.87m). With a feature cast iron fireplace with timber surround, double aspect windows, radiator.



## FRONT BEDROOM 3

10' 5" x 9' 7" (3.17m x 2.92m). With radiator.



## EXTERNALLY

### EXTENSIVE GARDEN

A particular feature of this superior Town House is its larger than average garden. The garden is double length of its neighbouring properties and the current Vendors have created a Gardener's paradise. It is private with stone walled boundaries yet with a rear service lane access point.

The garden enjoys a level patio area leading onto a pathway with flower and shrub borders to either side that leads onto a hard standing area with TWO GARDEN SHEDS and a WOOD STORE. There lies a range of young ornamental trees and a small ornamental pond. We are informed that the garden provides fantastic colour during the Spring and Summer Season and also privacy.

Therefore this property offers itself nicely as a Family home.

### FRONT FORECOURT



GARDEN (FIRST IMAGE)



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



VEGETABLE GARDEN



## GARDEN SHED



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly sought after Town residence. A must view.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

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

## 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.

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Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft  
(Including Top Floor)



**Ground Floor**



**Top Floor**

**Council Tax:** Band D

N/A

**Parking Types:** Off Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (58)

**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

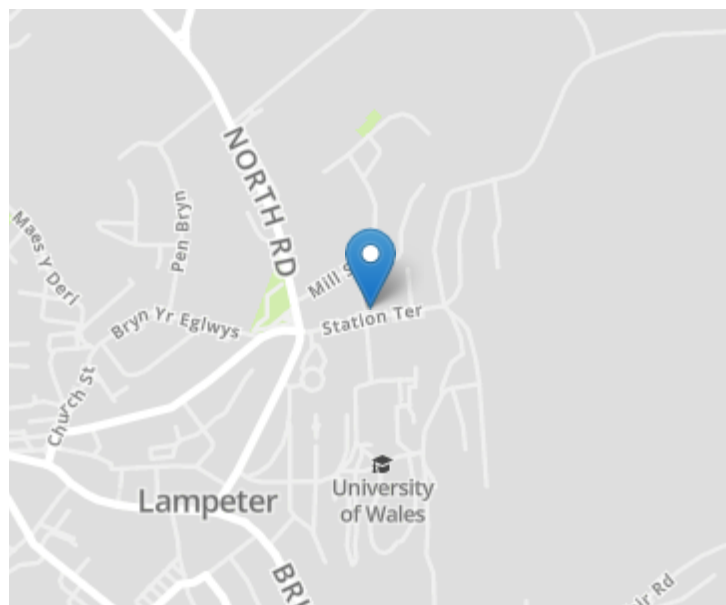
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No

Mobile Signal

4G data and voice



## Directions


From our Lampeter Office proceed down College Street. At the mini roundabout turn first right into Station Terrace. Proceed along Station Terrace and the property will be found on your left hand side just before the Post Office Sorting Office, 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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**  
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