

Regulated by:

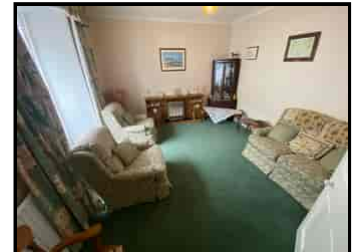


RICS



Since 1989

Town centre position. A 3 bedroomed Town House in Lampeter, West Wales



Hathren, 48 Bridge Street, Lampeter, Ceredigion. SA48 7AA.

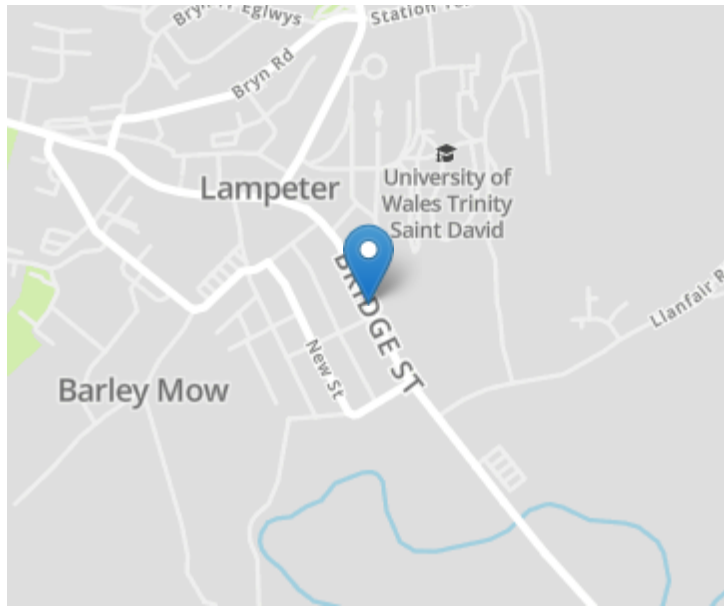
REF: R/3470/LD

£199,000

*** No onward chain *** Convenient Town Centre position *** A spacious and prominent end terraced town house *** Well presented 3 bedroomed accommodation *** Traditionally built with latter rear extension *** Mains gas central heating and UPVC double glazing *** Good Broadband speeds available *** A perfect family home

*** Close to Ysgol Bro Pedr Primary and Secondary schooling *** Detached garage and workshop accessed via rear service lane *** Low maintenance walled garden laid to Astroturf - Being a blank canvas *** Off street parking to the rear

*** Town living at its best - Convenience at your doorstep *** Within level walking distance to all everyday local amenities *** This property is a must see *** 3D Walk Through Video available on our Website – www.morgananddavies.co.uk



Location

Hathren enjoys a Town centre position and is within easy level walking distance to a good range of local Town facilities. Lampeter is a bustling University Town located in the heart of the renowned Teifi Valley, 12 miles inland from the beautiful Cardigan Bay coast of Aberaeron, 20 or so miles North from Carmarthen, to the immediate South.

Lampeter offers a wide range of amenities including business and leisure facilities, including both Junior and Secondary schooling, Banks, Doctors Surgery, Pharmacists and Supermarkets.

General

The property is an end terraced traditionally built 3 bedroomed Town House with a latter extension. The property is comfortable and well appointed with a welcome addition of a kitchen/diner to the rear and a ground floor bathroom. The property benefits from mains gas central heating, double glazing and connection to all mains services.

As mentioned, externally it enjoys an end of terrace position with a walled low maintenance garden laid to Astroturf with a large raised vegetable bed. To the rear of the garden lies a detached garage with a workshop space and an electric up and over door.

A comfortable property in a prominent Town position. Currently consisting of the following

Reception Hall

Accessed via a UPVC front entrance door, radiator, original staircase to the first floor accommodation with understairs

storage cupboard.



Front Reception Room

15'4" x 13'3" (into bay), with a decorative fire surround with an inset gas fire (not tested), radiator.



Sitting Room

13'2" x 11'10", with a decorative fire surround and shelving unit with an inset gas fire (not tested), radiator.



Kitchen/Diner

17'3" x 8'9", with a delightful pine fitted kitchen with a range of wall and floor units with work surfaces over, 1 ½ sink and drainer unit, electric double oven, 4 ring gas hob with extractor hood over, integrated fridge and freezer, rear entrance door, tiled flooring



Utility Cupboard

With plumbing and space for automatic washing machine.

Inner Hall

With cloak cupboard.

Bathroom

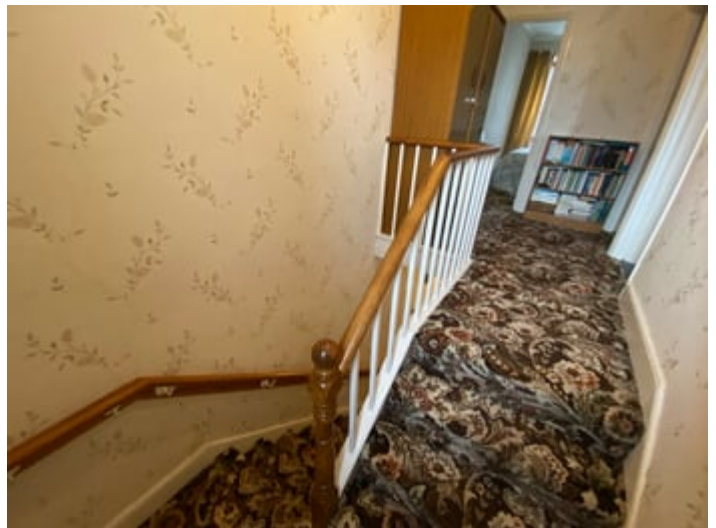
7'7" x 5'8", a fully tiled suite with a corner shower cubicle, panelled bath, low level flush w.c., pedestal wash hand basin.



FIRST FLOOR

Landing

With access to the loft space.



Rear Bedroom 2

11'5" x 11'2", with a fitted bedroom suite and views over the rear garden.



Corner en-suite

With low level flush w.c., pedestal wash hand basin, radiator.

Front Bedroom 1

17'4" x 10'3" (into bay), with a fitted bedroom suite, radiator.



Front Bedroom 3

7'7" x 10', with radiator.



EXTERNALLY

Garden

An attractive low maintenance two tier walled garden area, being low maintenance, with Astroturf but could easily be possible to reinstate the lawned garden. There also lies a patio area and a raised vegetable bed.



Detached Garage

27'3" x 14'3", split into two compartments with a workshop area to the rear with electric up and over door, Velux roof window, side service door.

PLEASE NOTE: The garage benefits from direct access via a rear service lane.



Rear of Property



Parking

We are informed that there is a small parking area to the rear of the garage.

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 - D

What Three Words

What three words for this property location are:
folks.voice.thigh

Services

We are informed by the vendors that the property is connected to mains water, mains electricity, mains drainage, mains gas, UPVC double glazing, telephone subject to B.T. transfer regulations. Broadband available.

Directions


From our Lampeter office, continue to the roundabout on Harford Square and take the left hand turning onto Bridge Street. Continue along this street for a further 300 yds and the property will be found located on your right hand side as indicated 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

3D WALK THROUGH VIDEO: Available on our Website – www.morgananddavies.co.uk

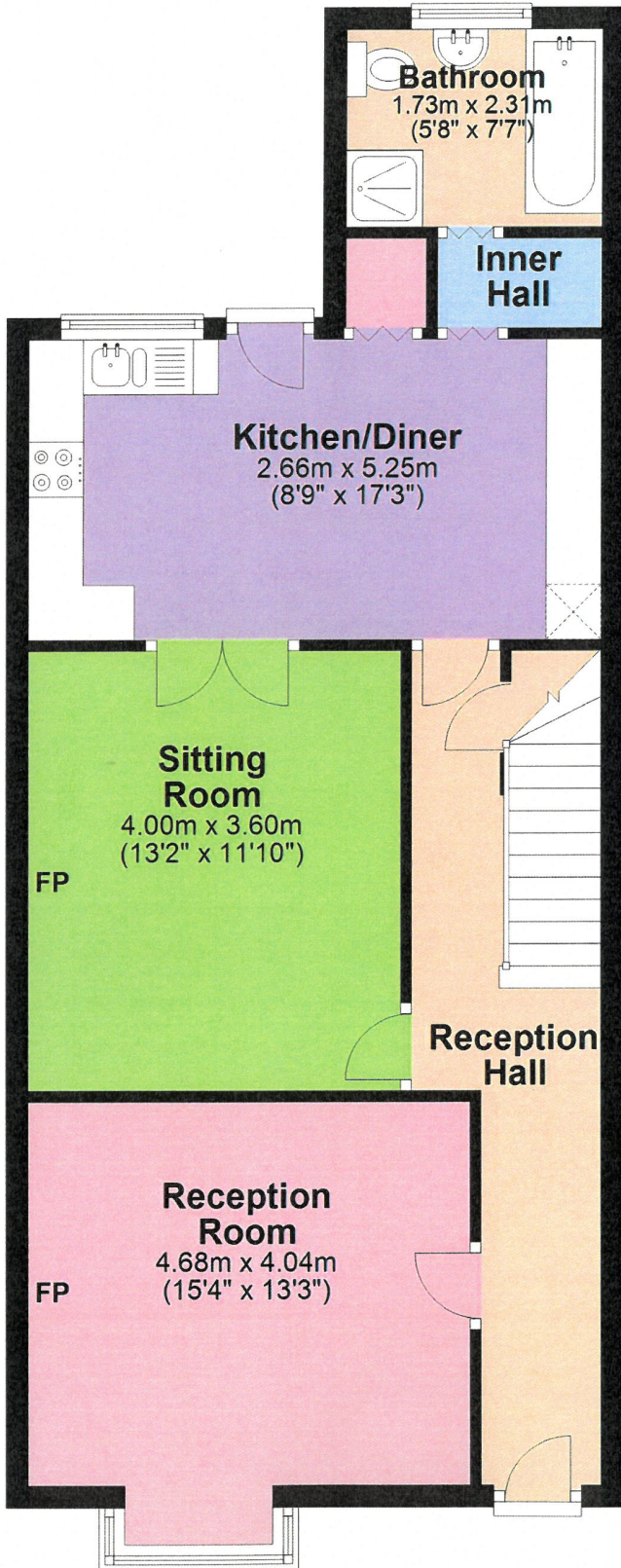
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(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	

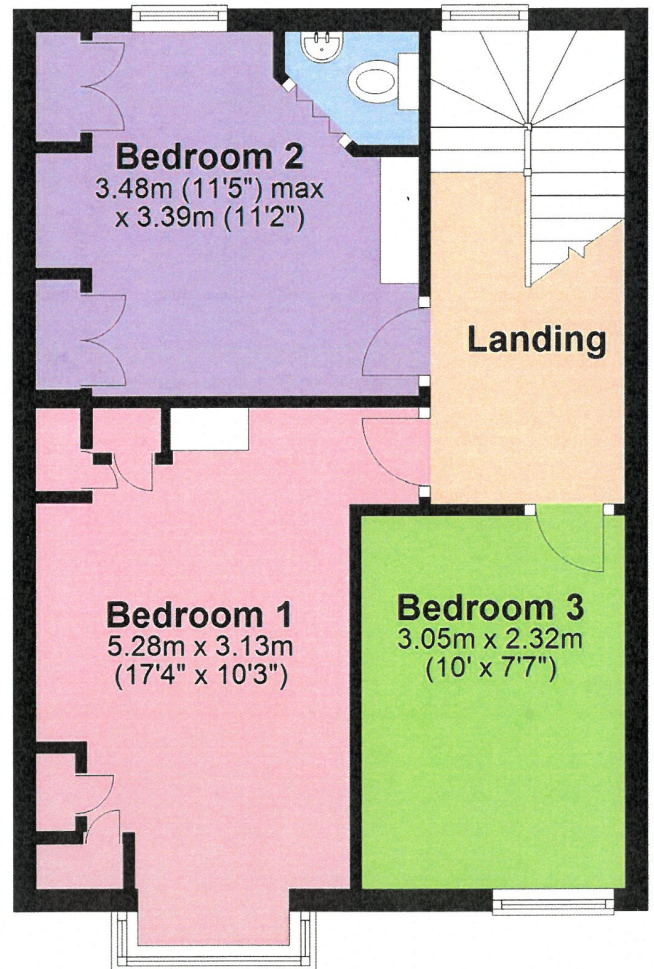
Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 101.4 sq. metres (1091.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

48 Bridge Street, Lampeter