

*A traditional 3 bedroomed mid terraced Town House with garden and garage. Lampeter Town Centre, West Wales*



6 Mill Street, Lampeter, Ceredigion. SA48 7HX.

**£162,500**

**REF: R/4403/LD**

\*\*\* No onward chain - Motivated Seller \*\*\* A traditional mid terraced Town House \*\*\* Deceptive 3 bedroomed accommodation \*\*\* Large open plan living room, separate dining room and kitchen \*\*\* Mains gas central heating, double glazing and good Broadband connection  
\*\*\* Low maintenance walled rear garden with gravelled areas and patio \*\*\* Useful detached garage accessed via a rear service lane \*\*\* Convenient to all Town amenities  
\*\*\* A short level walking distance to the University of Wales Trinity Saint David Campus and Ysgol Bro Pedr School \*\*\* Suiting 1st Time Buyers/Investment Purchasers or for retirement living \*\*\* Located in the popular residential district of Mill Street \*\*\* Contact us today to view



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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

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

## GENERAL DESCRIPTION

A well positioned and deceptive 3 bedroomed traditional mid terraced Town House benefiting from mains gas central heating, double glazing and good Broadband connectivity. To the rear lies a low maintenance walled rear garden along with a detached garage having access via a rear service lane. The property suits a range of Buyers, from 1st Time Buyers to retirement living.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With access via a solid front entrance door, Red and Black quarry tiled flooring, staircase to the first floor accommodation, radiator.



## LIVING ROOM

21' 3" x 11' 1" (6.48m x 3.38m). Formerly being two separate Reception Rooms but now a large Family Living Room, two radiators, modern open tiled fireplace, feature alcove glazed cabinet.



### LIVING ROOM (SECOND IMAGE)



## DINING ROOM

10' 0" x 8' 2" (3.05m x 2.49m). With understairs storage cupboard, radiator.



## KITCHEN

10' 7" x 7' 6" (3.23m x 2.29m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, cooker point and space, plumbing and space for automatic washing machine, UPVC rear entrance door.



KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### LANDING

With radiator and access to the loft space.



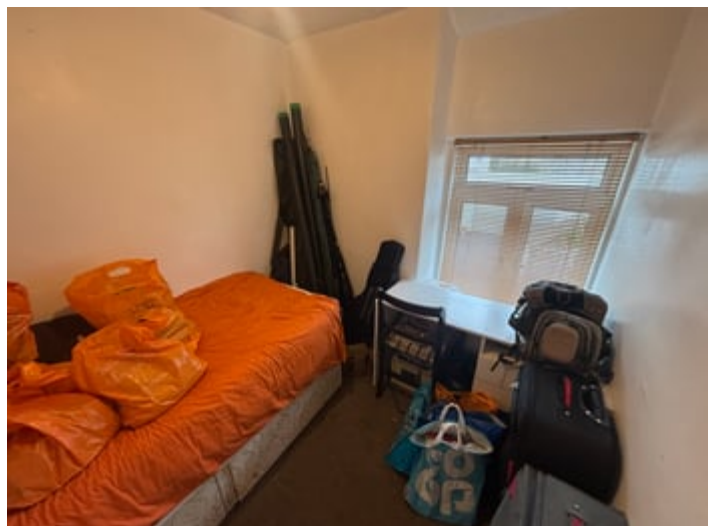
### FRONT BEDROOM 1

11' 7" x 11' 0" (3.53m x 3.35m). With radiator.



### FRONT BEDROOM 3

8' 8" x 7' 7" (2.64m x 2.31m). With radiator.



### REAR BEDROOM 2

11' 10" x 10' 0" (3.61m x 3.05m). With radiator, enjoying views over the rear garden.



## BATHROOM

A spacious bathroom with a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, boiler cupboard housing the Ideal mains gas central heating boiler running all domestic systems within the property.



## EXTERNALLY

### USEFUL STORE SHED

### OUTSIDE W.C.

With low level flush w.c.

### DETACHED GARAGE

22' 2" x 11' 6" (6.76m x 3.51m). With up and over door and access via a rear service lane.



## GARDEN

A walled low maintenance garden area laid to gravel and patio with pedestrian access leading onto the rear service lane.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A well positioned Town Centre mid terraced house offering comfortable 3 bedroomed accommodation. A must view.

## 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 - 'C'.

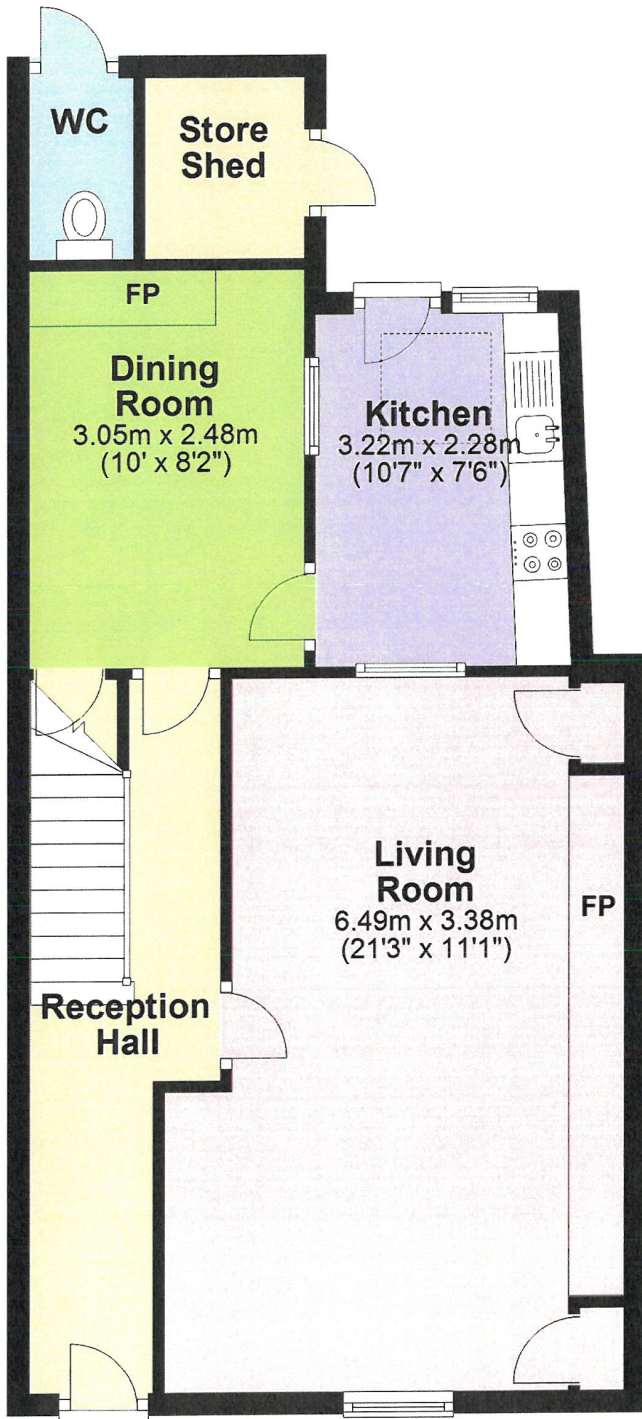
## MONEY LAUNDERING REGULATIONS

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.

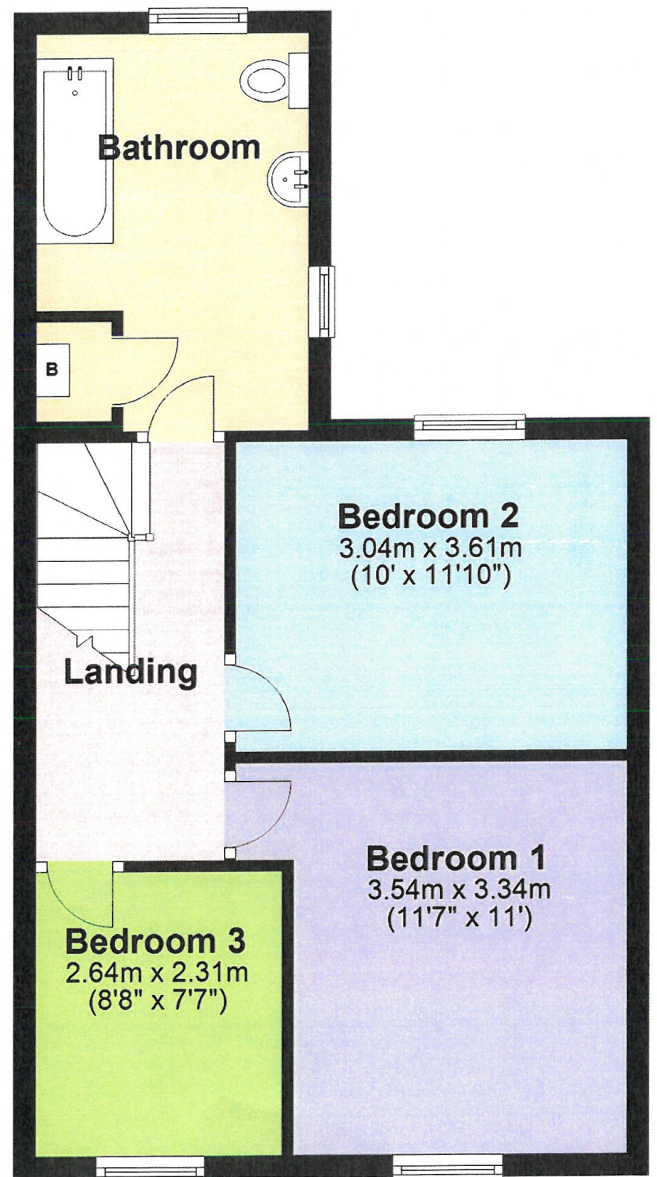
## Services

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.

## Ground Floor



## First Floor



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

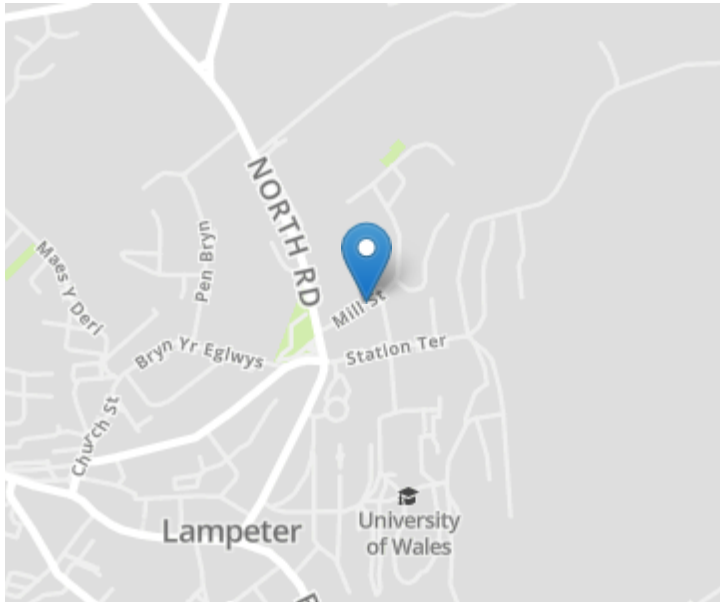
### Directions


From our Lampeter Office proceed along College Street and over the mini roundabout. Turn first right beside Steffan Dental Surgery onto Mill Street. The property will be found on your right 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](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>		<b>89</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(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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<http://www.morgananddavies.co.uk>



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