

A well positioned town house just off the town centre of the University town of Lampeter.



Awelfryn, North Road, Lampeter, Ceredigion. SA48 7HZ.

£98,500 Not Specified

O.NO. - R/3641/AM

Awelfryn is a traditionally arranged two storied cottage having a central terraced location. In the sought after North Road part of the town.*** Close to the University campus and ideal as a residential investment or first time buyer or for small family occupation.***The accommodation provides hall, Lounge, lower ground floor cellar, Kitchen/Diner on the first floor there are two bedrooms, shower room with shower cubicle and wc.*** No garden.***



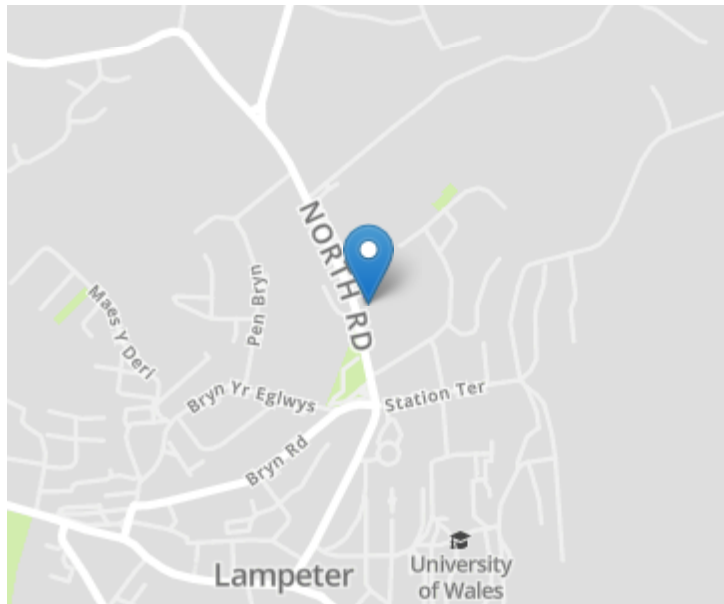
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LOCATION

Lampeter is a thriving University town in the heart of the Teifi Valley, 11 miles inland from the Cardigan Bay coast at Aberaeron and 20 or so miles North of the larger strategic West Wales town of Carmarthen.

PROPERTY DESCRIPTION

Traditionally built and well situated town house, particularly suiting residential investment, "Buy to let" or small family/single first time buyer occupation. Easily manageable and maintained. The accommodation provides:-

Ground Floor

Reception Hall

Part glazed UPVC entrance door to reception hall with electric meters.

Lounge



14' 5" x 12' 0" (4.39m x 3.66m) with a laminate floor and closed fireplace. Gas connection available. Two recesses.

Rear Kitchen/Diner



11' 0" x 8' 2" (3.35m x 2.49m) With base cupboards, floor and wall units. 4 Ring electric hob, extractor fan, single drainer sink unit and plumbing for automatic washing machine and counter space.

First Floor

Landing

First Floor approached via a timber staircase from hall to landing.

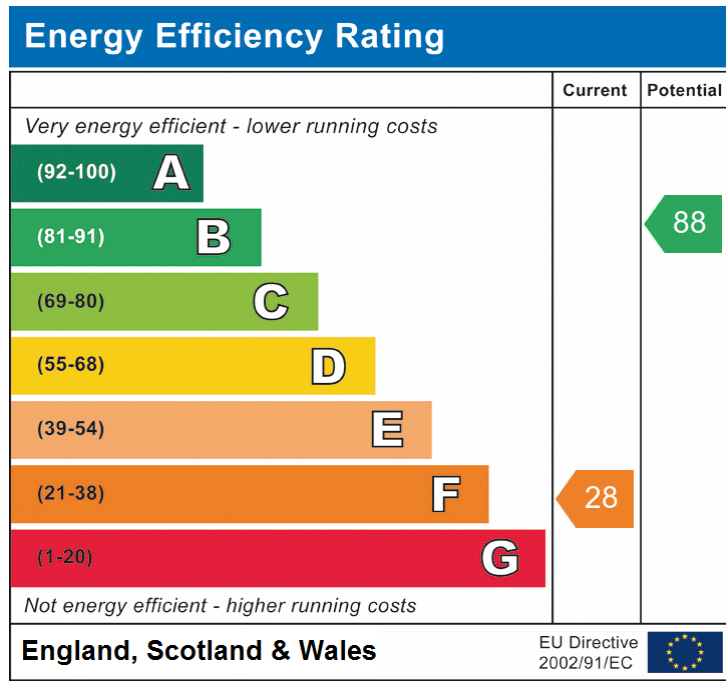
Shower room off



With low level flush w.c., vanity unit with wash basin, tiled shower cubicle.

Services


Mains water, mains electricity, mains drainage, mains gas is available but not connected presently. Double glazed accommodation. BT Telecom connection and availability.





Directions

Proceed from our office along College Street and once reaching the mini roundabout the property will be seen opposite the war memorial on the right hand side just before the dental surgery.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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