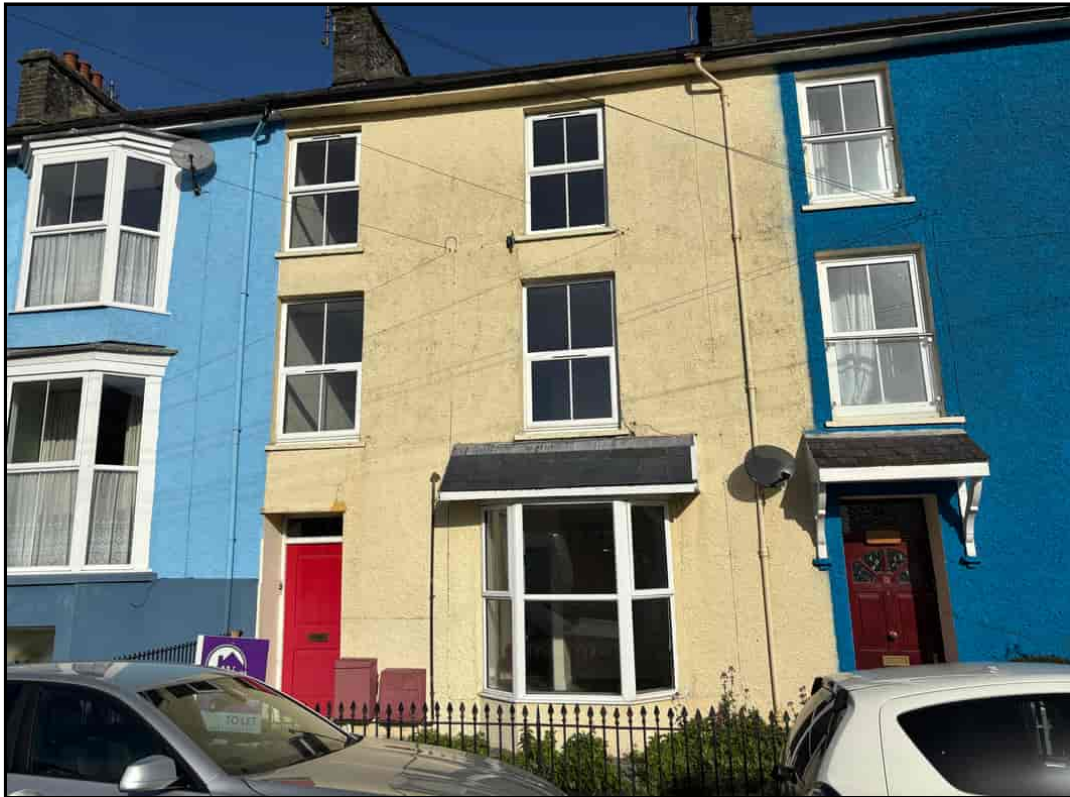


A substantial Town House offering 6 bedroomed, 2 bathroomed accommodation. Sought after locality. Lampeter, West Wales



11 Station Terrace, Lampeter, Ceredigion. SA48 7HH.

£225,000

REF: R/4381/LD

*** No onward chain *** A substantial Town House *** 6 bedroomed, 2 bathroomed accommodation split over three floors *** An imposing mid terraced residence in a sought after residential locality *** Mains gas central heating, UPVC double glazing and good Broadband connectivity

*** Formerly two flats and a 6 bedroomed bedsit but would provide the perfect Family home *** Traditional stone and slate construction *** In need of general modernisation and updating *** Suiting Family Occupiers or for Investment Purchasers *** Low maintenance enclosed stone walled rear garden with rear access *** Potential off street parking to the rear

*** Positioned on the outskirts of the University of Wales Trinity Saint David Campus *** Town living at its best with amenities on your doorstep *** Walking distance to all Town provisions and Junior and Secondary Schooling *** An exciting opportunity - A versatile property suiting a range of Buyers



LAMPETER
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11, Lammas St, Carmarthen,
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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 substantial period Town House. The property is split over three floors and currently consists of 6 bedrooms, 2 bathrooms, 2 reception rooms and kitchen. The property is in need of general modernisation and updating and has previously been utilised as two apartments and a 6 bedroomed bedsit but would provide the most perfect Family home in a prominent Town location.

It benefits from mains gas central heating and double glazing and enjoys a stone walled rear garden area, currently a blank canvas, with a rear access point giving potential for off street parking.

A property in a prominent Town location, being highly sought after, on the outskirts of the University Campus, yet within walking distance to all Town provisions.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a front entrance door with fan light over.

LIVING ROOM

16' 4" x 15' 2" (4.98m x 4.62m) into bay. With radiator.



DINING ROOM

12' 10" x 12' 5" (3.91m x 3.78m). With radiator.



KITCHEN

11' 3" x 10' 0" (3.43m x 3.05m). A fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, Ideal mains gas central heating boiler, glazed door and panels opening onto the rear garden area.



KITCHEN (SECOND IMAGE)



BATHROOM

A fully tiled 3 piece suite comprising of a panelled bath with shower attachment, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



INNER HALL

With staircase to the first floor accommodation with understairs storage, radiator.



FIRST FLOOR

REAR LANDING

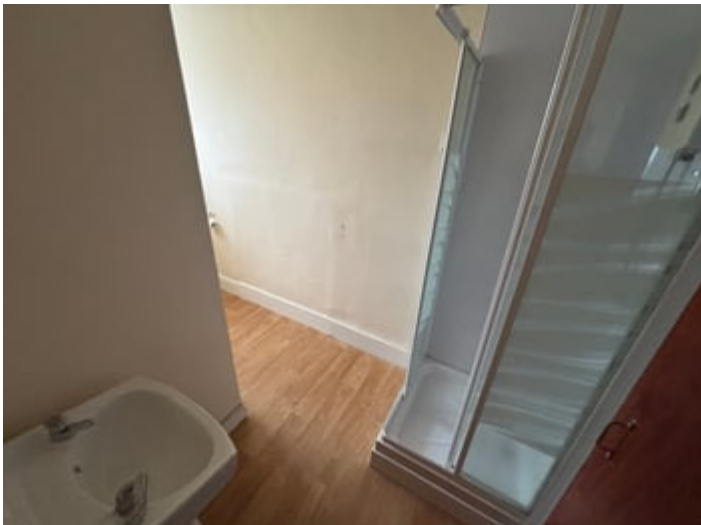
Leading to

REAR BEDROOM 2

9' 2" x 8' 6" (2.79m x 2.59m). With wash hand basin.

**SHOWER ROOM**

With a corner shower cubicle with electric shower, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.

**FRONT LANDING**

Leading to

**FRONT BEDROOM 3**

10' 5" x 7' 3" (3.17m x 2.21m). With radiator, enjoying views over the University Campus.

**FRONT BEDROOM 1**

13' 9" x 11' 4" (4.19m x 3.45m). With radiator, enjoying views over the University Campus.



SECOND FLOOR

SECOND FLOOR LANDING

With access to the loft space.



REAR BEDROOM 4

17' 7" x 12' 7" (5.36m x 3.84m). With radiator, pedestal wash hand basin, view over the rear garden, built-in wardrobes.



FRONT BEDROOM 6

10' 4" x 7' 4" (3.15m x 2.24m). With radiator, enjoying views over the University Campus.



FRONT BEDROOM 5

13' 7" x 12' 7" (4.14m x 3.84m). With radiator, pedestal wash hand basin, enjoying views over the University Campus.



EXTERNALLY

REAR GARDEN

A particular feature of the property is its period stone walled rear garden area currently being a blank canvas laid to lawn with a disabled friendly path leading to the rear entrance door. Please note there is hard standing to the rear and benefits from a rear access lane. Therefore potential for off street parking.



REAR GARDEN (SECOND IMAGE)



REAR ACCESS LANE



REAR OF PROPERTY



AGENT'S COMMENTS

A prominent Town property offering substantial accommodation and suiting a range of uses.

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 - 'E'.

MONEY LAUNDERING REGULATIONS

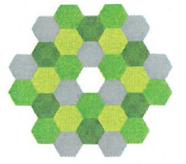
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

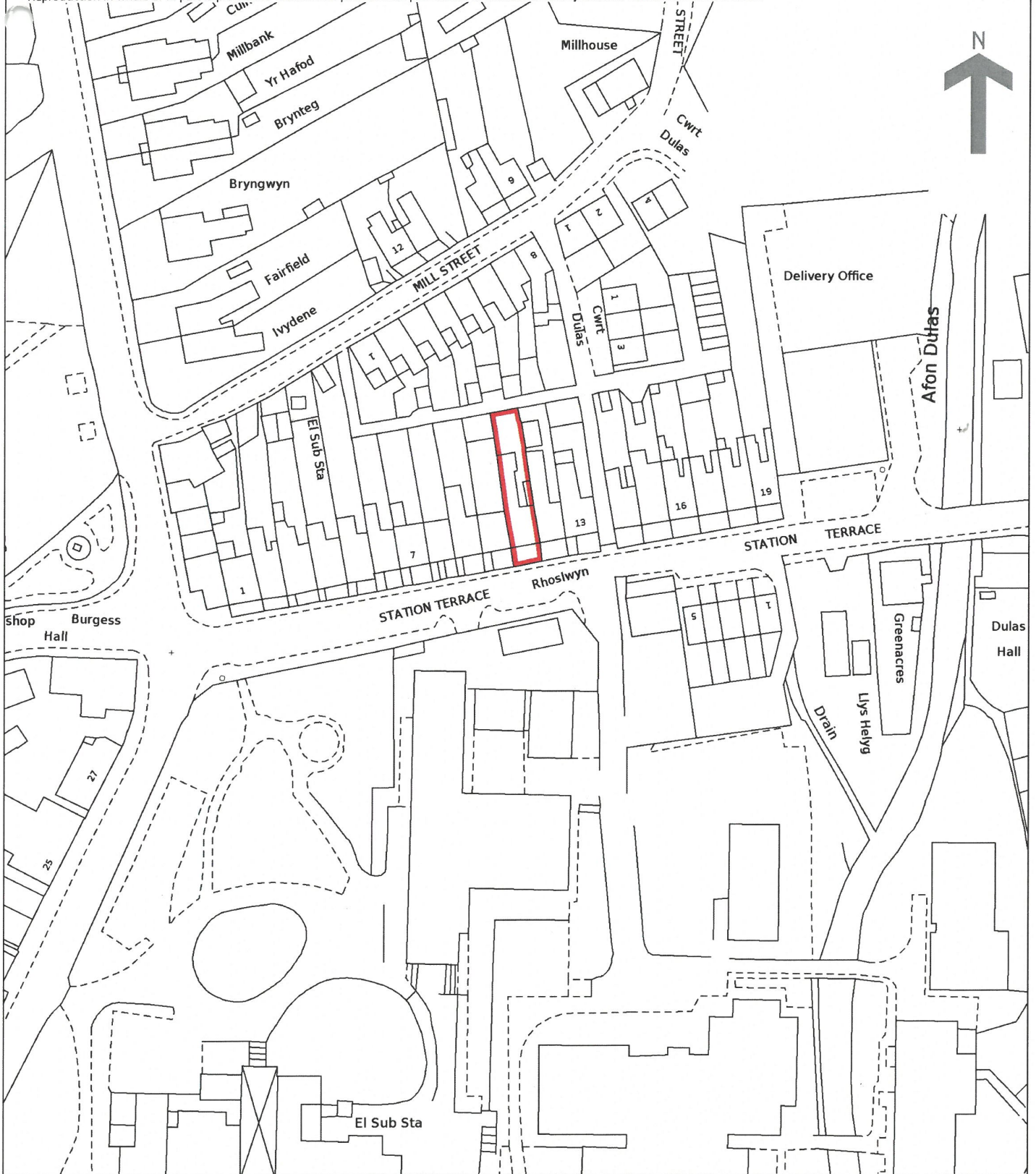
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry Official copy of title plan

Title number **CYM278788**
Ordnance Survey map reference **SN5748SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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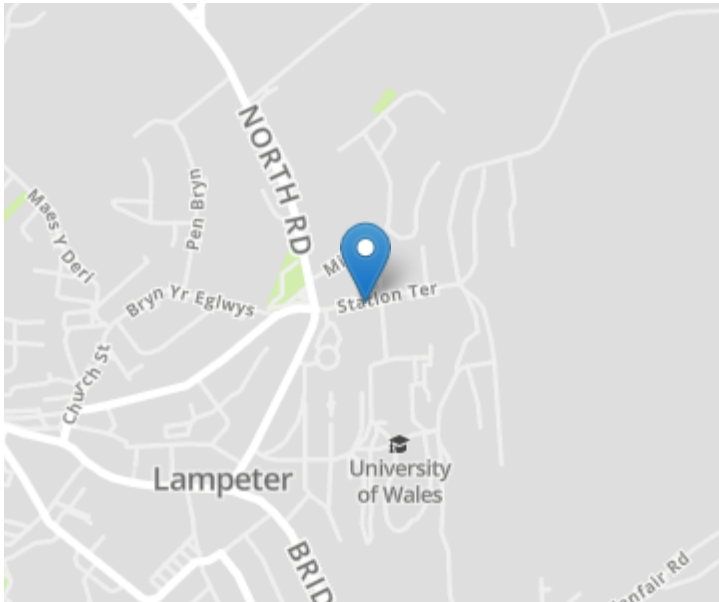
Directions

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 opposite the entrance to the University Campus, 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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12 Harford Square
Lampeter
Ceredigion
SA48 7DT

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<http://www.morgananddavies.co.uk>



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