

A convenient and well presented 3 bedroomed mid terraced Town House with a garden and garage. Lampeter Town Centre, West Wales



4 Peterwell Terrace, Lampeter, Ceredigion. SA48 7BX.

£240,000

REF: R/4916/LD

*** No onward chain *** A well presented and modern mid terraced Town House *** Comfortable 3 bedroomed accommodation *** Sought after locality within the Town of Lampeter *** A stylish recently fitted kitchen and bathroom *** Mains gas central heating

*** Low maintenance garden laid to patio *** Detached garage with electric up and over door

*** Convenient Town Centre location - Located opposite Ysgol Bro Pedr Junior and Secondary School
*** Within level walking distance to all Town amenities *** Perfect Family home or for retirement purposes *** Contact us today to view



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LOCATION

Lampeter is located 12 miles inland from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron and 20 miles or so from the County Town and Administrative Centre of Carmarthen, to the South. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling, Leisure Centre and Swimming Pool close by.

GENERAL DESCRIPTION

A desirable low maintenance and well presented Town House offering comfortable 3 bedroomed accommodation. The property provides a modern kitchen and bathroom along with a large open plan living room.

To the rear lies an enclosed low maintenance garden area laid to patio and an adjoining large double garage with electric up and over door.

It enjoys a convenient location within the Town and is within level walking distance to a range of amenities and is located opposite Ysgol Bro Pedr.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance, double door cloak cupboard, radiator.

LIVING ROOM

26' 0" x 16' 0" (7.92m x 4.88m). Being 'L' shaped, with an open tread staircase to the first floor accommodation, attractive fireplace with a brand new gas fire.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



KITCHEN

17' 9" x 16' 1" (5.41m x 4.90m). Being 'L' shaped, a modern gloss fitted kitchen with an extensive range of wall and floor units with display cabinets, stainless steel sink and drainer unit, eye level electric oven, fitted microwave, integrated fridge and freezer, space for automatic washing machine, rear entrance door.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



W.C.

With low level flush w.c., pedestal wash hand basin, electric wall heater.



FIRST FLOOR

LANDING

With access to the loft space, large double door airing cupboard with Vaillant gas combi boiler.

SHOWER ROOM

A stylish 3 piece suite comprising of a 5.5ft shower cubicle with double headed shower, double door vanity unit with wash hand basin, radiator, low level flush w.c., fitted linen cupboard.



SHOWER ROOM (SECOND IMAGE)



REAR BEDROOM 2

8' 7" x 9' 5" (2.62m x 2.87m). With built-in wall to wall wardrobes, radiator, view over the rear garden.



FRONT BEDROOM 1

12' 3" x 9' 7" (3.73m x 2.92m). With radiator.



FRONT BEDROOM 3

9' 1" x 5' 9" (2.77m x 1.75m). With radiator.



EXTERNALLY

OUTHOUSE

5' 7" x 5' 7" (1.70m x 1.70m). With fitted cupboards.

DOUBLE GARAGE

17' 4" x 16' 7" (5.28m x 5.05m). With an electric up and over door, rear service door, electricity connected, enjoying access via a rear service lane.



REAR GARDEN

A low maintenance enclosed rear garden laid to patio.



GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned and sought after locality with a comfortable and modern 3 bedroomed home.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

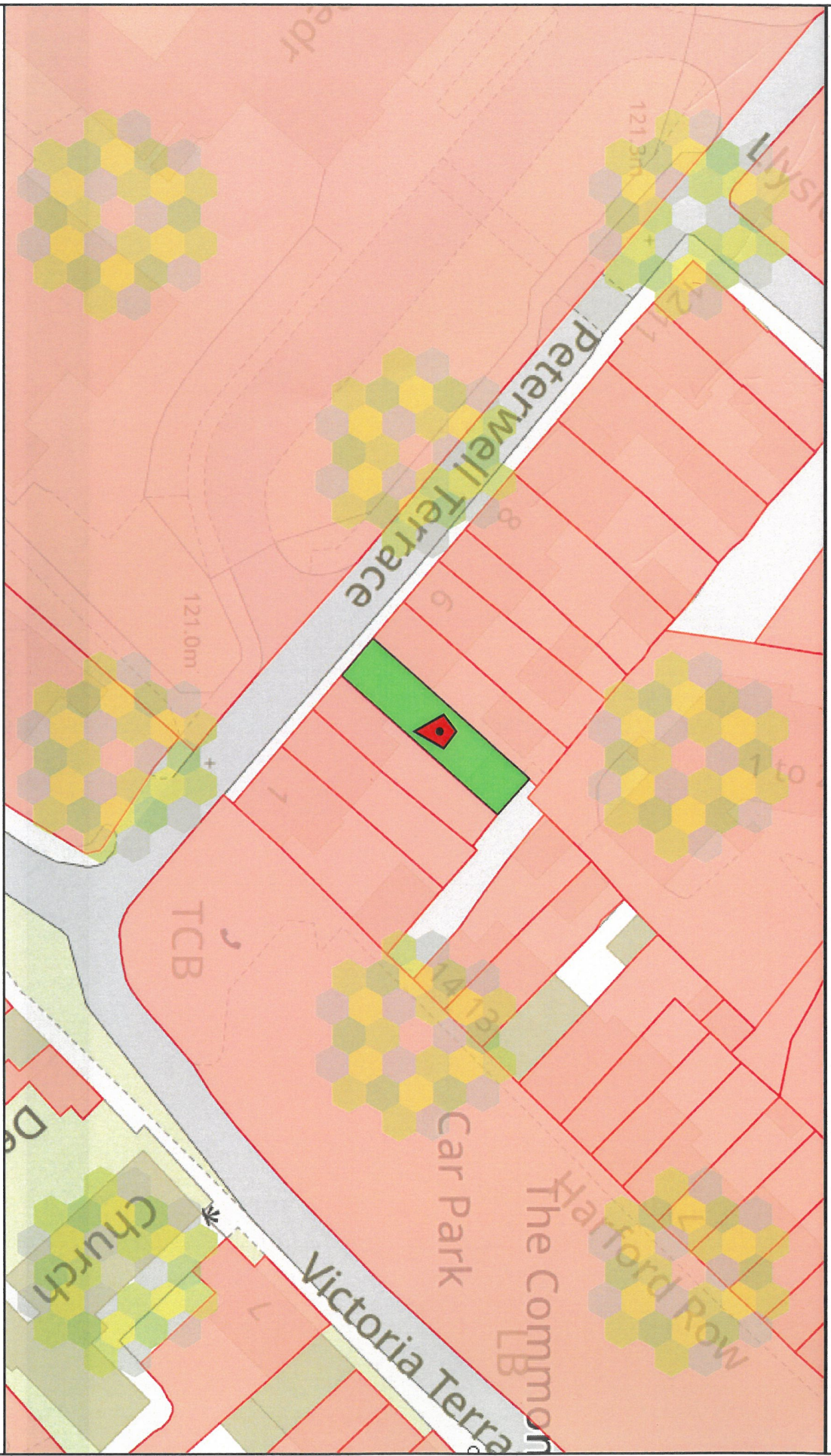
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'C'.

MONEY LAUNDERING REGULATIONS

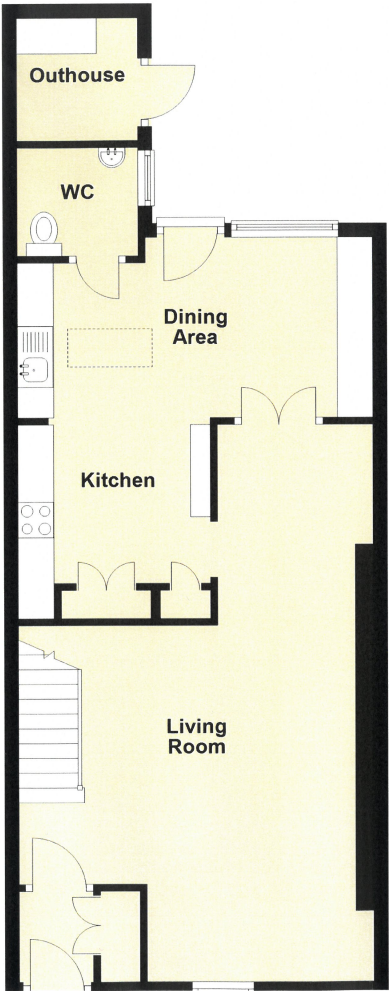
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

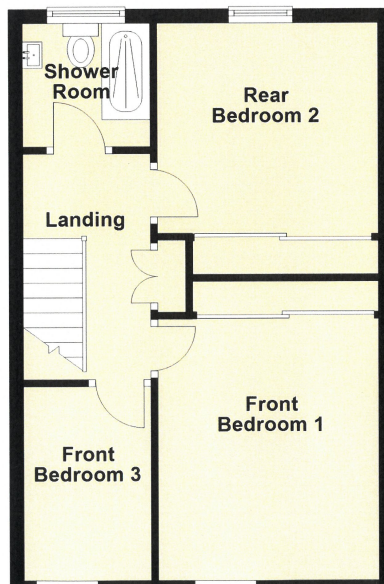
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Ground Floor



First Floor



Council Tax: Band C

N/A

Parking Types: Garage.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (56)

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



Directions

From our Lampeter Office proceed along High Street. Turn left by Hafan Deg Residential Home. Proceed past the Rookery Car Park on your right hand side. The property will be located on your left hand side opposite Ysgol Bro Pedr School, 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		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(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 :

Lampeter Office
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