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RICS



Since 1989

A Quality Substantial Commercial and Residential Property in Lampeter.



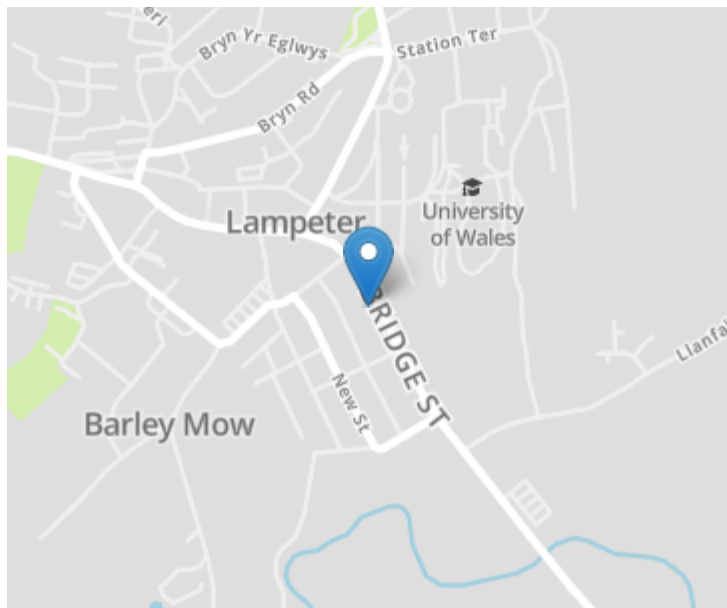
25 Bridge Street, Lampeter, Ceredigion. SA48 7AA.

C/1850/AM - O.N.O

£235,000

A substantial Town Centre premises divided as two Commercial Shops on the Ground Floor ** extensive rear accommodation and storage facilities/warehousing with yard and vehicular/pedestrian access plus two Apartments or one large extensive proprietors flat up to 5 Bedroom

Lampeter is located in the heart of the Teifi Valley is a strategic University Town 12 miles inland from the Cardigan Bay coast of Aberaeron and 20 or so miles North of Carmarthen.
The premises lie just off the Town Centre



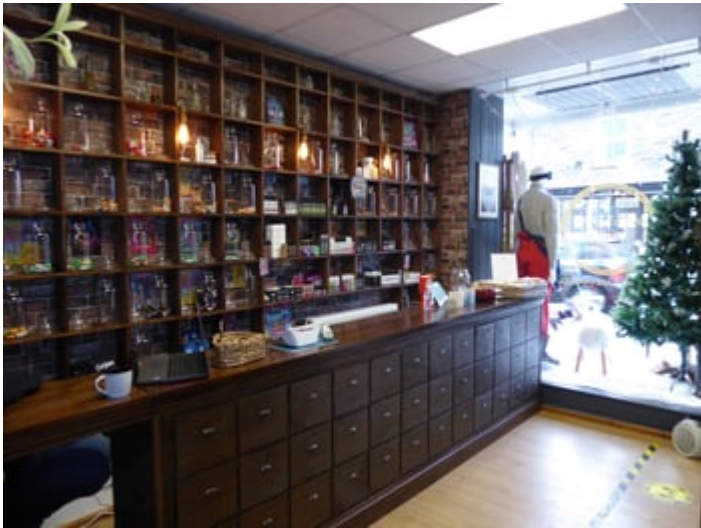
GROUND FLOOR

Rear Hallway

With ground floor side access from covered arch.

Front Salon

4.37m x 2.54m (14' 4" x 8' 4"), with radiator, front bay window.



Ground Floor Let Shop

5.49m x 2.64m (18' x 8' 8") average, with front bay window and fitted display areas.



Front Hair Dressing Salon

Comprising

Access Via Central Lobby

With glazed door to

FIRST FLOOR

Proprietor's Accommodation

Comprising

Landing



Bedroom Rear 3

3.43m x 2.57m (11' 3" x 8' 5"), with built-in wardrobe and radiator.

Bedroom Front 1

5.08m x 2.97m (16' 8" x 9' 9"), with radiator.

Bedroom Front 2

3.89m x 1.98m (12' 9" x 6' 6"), with radiator.

Lounge

16' x 12' (4.88m x 3.66m) . With fireplace, bay window, radiator, TV and Telephone points.

Kitchen/Diner

4.57m x 4.62m (15' x 15' 2"), with fitted pine units, wall and base cupboards, single drainer sink unit, mixer taps, enclosed fireplace, TV point.

**Rear Lobby**

With fitted shelves.

Cloakroom

With W.C.

Bathroom

With panelled bath, bidet, pedestal wash hand basin, shaver light and point.

SECOND FLOOR

Approached via rear hall with staircase providing access to upper levels.

Lobby Area

Having built-in airing cupboard with copper cylinder and immersion heater.

Bathroom

2.79m x 2.51m (9' 2" x 8' 3"), with radiator, pedestal wash hand basin, low level flush W.C., corner shower cubicle.

Bedroom Front 4

4.70m x 3.05m (15' 5" x 10'), with Victorian fireplace and radiator.

Bedroom Front 5

3.56m x 2.34m (11' 8" x 7' 8"), with radiator.

Bedroom Front 6

4.60m x 3.73m (15' 1" x 12' 3"), with radiator.

Former Kitchen/Utility

4.47m x 3.81m (14' 8" x 12' 6"), with single drainer sink unit, base cupboards, gas cooker point and radiator.

Further narrow staircase to**Possible Self Contained Flat**

Possibilities for self-contained flat if so desired but currently integrated as part of the proprietor's accommodation.

THIRD FLOOR**Attic Room 1**

4.67m x 3.68m (15' 4" max x 12' 1") 'L' Shaped, in need of refurbishment.

Attic Room 2

4.67m x 3.56m (15' 4" x 11' 8"), in need of refurbishment.

EXTERNALLY**Cloakroom**

With W.C. and wash hand basin.

Cloakroom

With low level flush W.C. and wash hand basin.

Utility Room

2.57m x 2.77m (8' 5" x 9' 1"), with copper cylinder and immersion heater.

Utility/Wash Room

5.33m x 6.86m (17' 6" x 22' 6"), with fitted sink, Valliant gas boiler running domestic water systems and heating. Quarry tiled floor, integrated freezer store.

Rear Warehouse

17.37m x 6.10m (19yds x 20'), utilised for storage purposes.

Rear Lane



With covered unloading facility and walled courtyard/ car parking area for several vehicles with direct access from Bridge Street.

Externally

Covered archway with up-and over garage door with tarmac drive leading to the rear of the premises. A covered rear porch area gives access to

Rear Elevation



Rear of Premises



Rear Workshop



Rear Aspect



Services

Mains water, mains electricity, mains drainage, telephone subject to Telecom regulations, gas fired central heating.

Directions

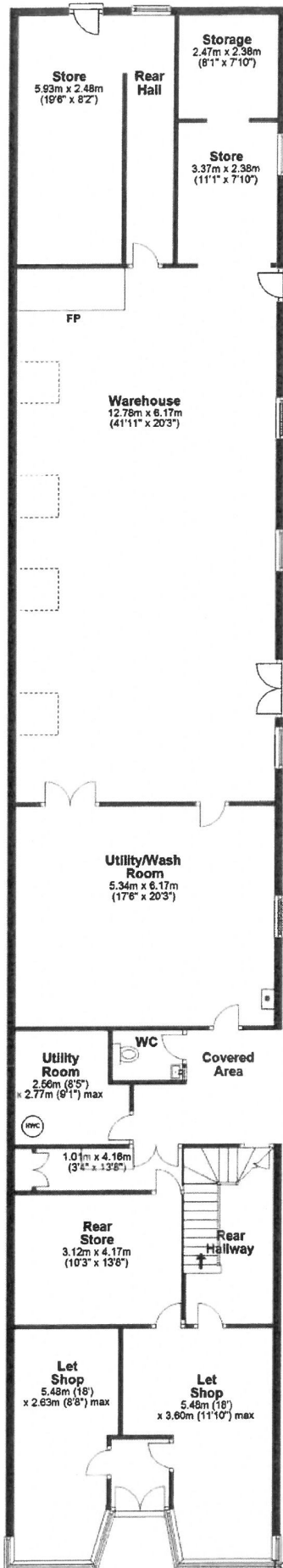
From our office, proceed along Bridge Street from Harford Square, the property will be found just past the Chemists on the left hand side.

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'.

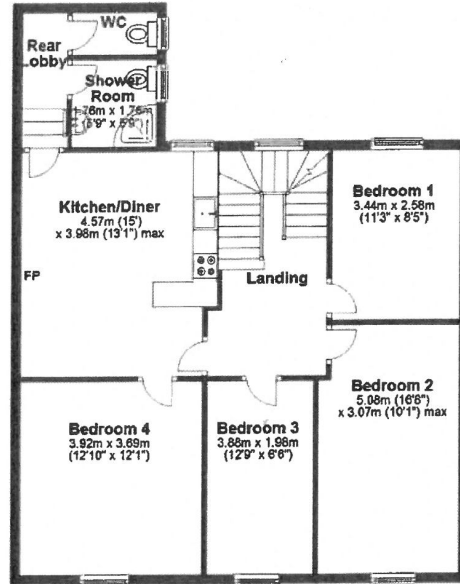
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Approx. 240.1 sq. metres (2476.8 sq. feet)



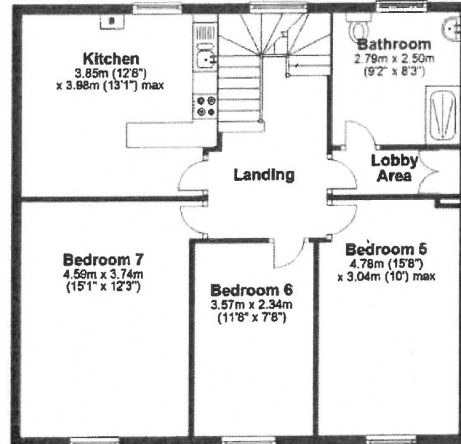
First Floor

Approx. 84.6 sq. metres (913.2 sq. feet)



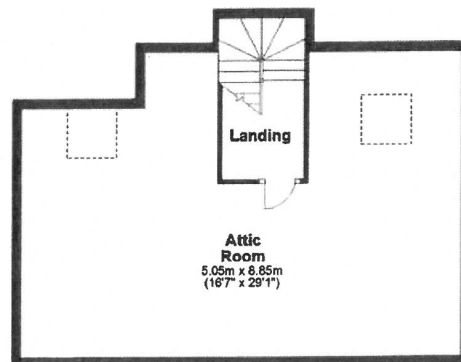
Second Floor

Approx. 75.9 sq. metres (817.0 sq. feet)

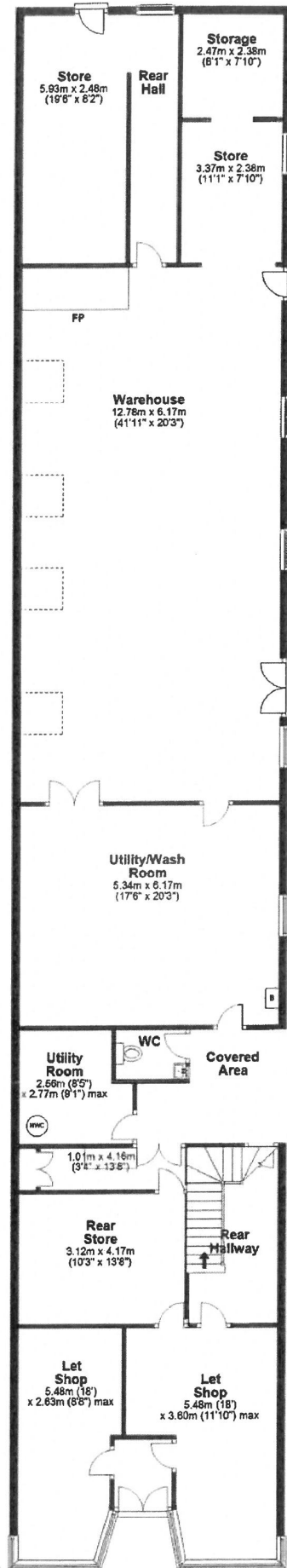


Third Floor

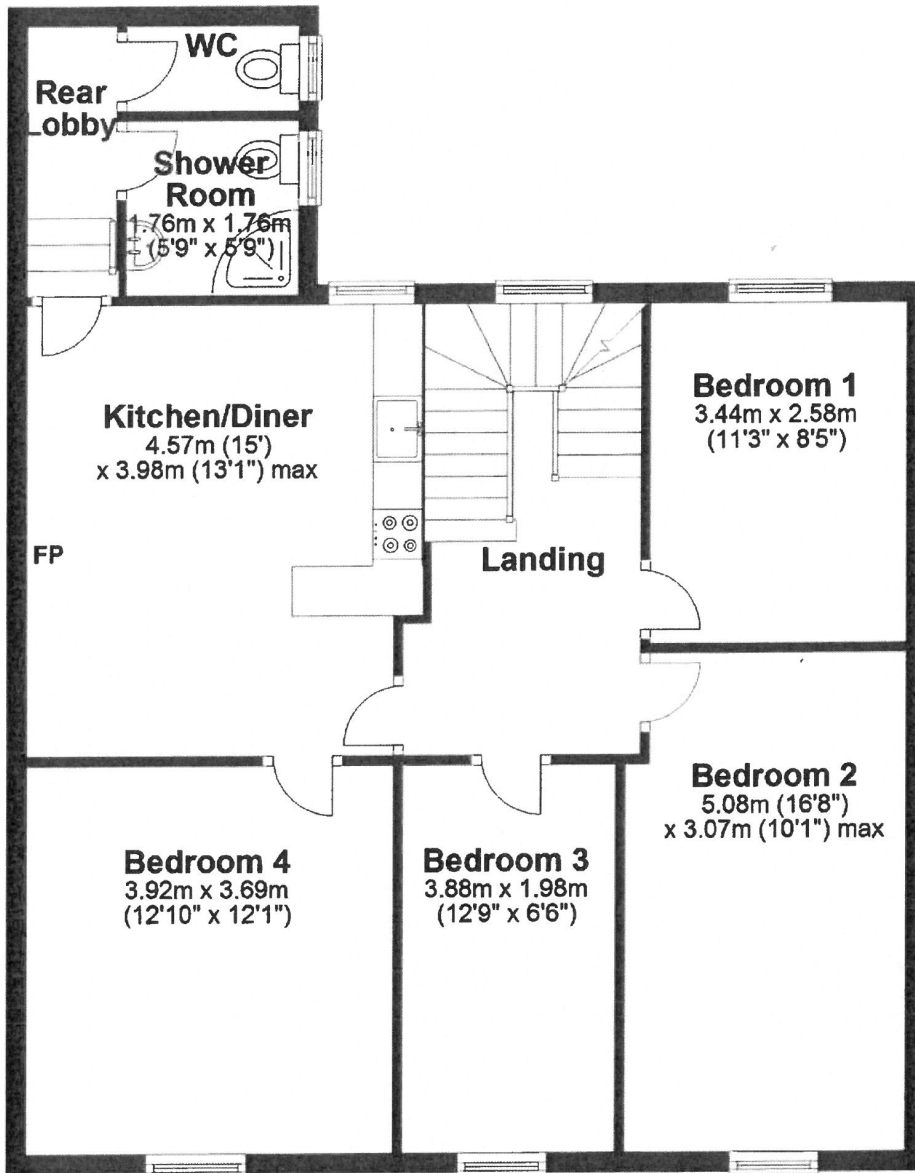
Approx. 52.9 sq. metres (569.2 sq. feet)



Total area: approx. 443.7 sq. metres (4776.1 sq. feet)



Total area: approx. 443.7 sq. metres (4776.1 sq. feet)



Rear
lobby

WC

Shower
Room

1.76m x 1.76m
(5'9" x 5'9")

Kitchen/Diner
4.57m (15')
x 3.98m (13'1") max

FP

Landing

Bedroom 1
3.44m x 2.58m
(11'3" x 8'5")

Bedroom 2
5.08m (16'8")
x 3.07m (10'1") max

Bedroom 4
3.92m x 3.69m
(12'10" x 12'1")

Bedroom 3
3.88m x 1.98m
(12'9" x 6'6")

Second Floor

Approx. 75.9 sq. metres (817.0 sq. feet)

