

*An appealing well appointed and presented 3 bedroomed Town House. Lampeter, West Wales*



**21 Cwrt Dulas, Lampeter, Ceredigion. SA48 7HY.**

**REF: R/2549/LD**

**£103,600**

\*\*\* A highly appealing sought after development \*\*\* Well appointed and extremely well presented \*\*\* 3 bedroomed mid terraced Town House \*\*\* Deceptive accommodation of good insulative qualities \*\*\* Mains gas fired central heating, UPVC double glazing and good Broadband speeds

\*\*\* Tarmacadamed driveway with parking for two vehicles \*\*\* Low maintenance pleasant enclosed rear garden

\*\*\* Convenient edge of Town location \*\*\* Level walking distance to the University of Wales Trinity Saint David Campus, both Secondary and Junior Schooling and all Shopping and Administrative facilities \*\*\* Subject to a Section 106 Affordable Housing Policy

## LOCATION

The property is located within a sought after residential development within the university Town of Lampeter and is within easy level walking distance to all Town amenities including the University of Wales Trinity Saint David Campus. Lampeter is located in the heart of the Teifi Valley, 12 miles inland from the Ceredigion Bay Coast of Aberaeron and 20 or so miles North from the Administrative Centre and County Town of Carmarthen.

## GENERAL DESCRIPTION

Here lies a traditionally built mid terraced Tow House being deceptive in size and offering 3 bedrooomed accommodation along with modern kitchen and bathroom and benefiting from mains gas fired central heating, UPVC double glazing and good Broadband speeds. The property was built by a reputable Local Developer and with high insulative qualities. Deserves viewing at your earlies convenience and currently offers the following:-

## RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation.

## CLOAKROOM

With low level flush w.c., radiator, wash hand basin.

## LIVING ROOM

13' 9" x 10' 1" (4.19m x 3.07m). With laminate flooring, radiator, T.V. point, double doors leading to the kitchen/diner.



## KITCHEN/DINER

16' 3" x 8' 9" (4.95m x 2.67m). With a recently fitted Shaker style kitchen with wall and floor units with work surfaces over, newly fitted splash backs, stainless steel sink and drainer unit, Bosch double oven, 4 ring gas hob, space and plumbing for dishwasher, automatic washing and convector tumble dryer. The kitchen also benefits from patio doors opening onto the garden area.



## DINING AREA



## First Floor

### LANDING

Having access to the loft space via a drop down sliding ladder to a part boarded loft space.

## BATHROOM

Having a pleasant modern suite comprising of a panelled bath with a shower unit over, pedestal wash hand basin with shaver light and point, low level flush w.c., extractor fan, radiator.



## REAR BEDROOM 1

10' x 10' 9" (3.05m x 3.28m). With radiator.

## FRONT BEDROOM 2

12' 5" x 8' 6" (3.78m x 2.59m). With radiator.



## FRONT BEDROOM 3/STUDY

9' 1" x 7' 6" (2.77m x 2.29m). With radiator, including built-in airing cupboard with radiator.



## Externally

## GARDEN

To the rear of the property lies a pleasant enclosed garden area with patio and lawned areas with a fantastic range of shrub borders.



## GARDEN SHED

6' 0" x 4' 0" (1.83m x 1.22m).

## PARKING AND DRIVEWAY

To the front lies two designated parking spots on a tarmacadamed driveway.

## FRONT OF PROPERTY



## AGENT'S COMMENTS

A delightful property in a sought after development.

## SECTION 106 AFFORDABLE HOME POLICY

The property is subject to a Section 106 Affordable Home Policy and can be purchased by anyone residing in Ceredigion for 5 out of the last 20 years and can meet the means test criteria. Further qualifying criteria details available from the Sole Selling Agents.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'C'.

## Tenure

The property is presumed to be Freehold.

## Services

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

## Directions

From Lampeter Town Centre proceed down Collee Street, passing the University Campus on your right hand side. Take the second right hand turning into Mill Street. Proceed along Mill Street. Take the second turning on the right hand side into Cwrt Dulas. Number 21 can be found on your left hand side.

**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 our properties are also available to view 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'.

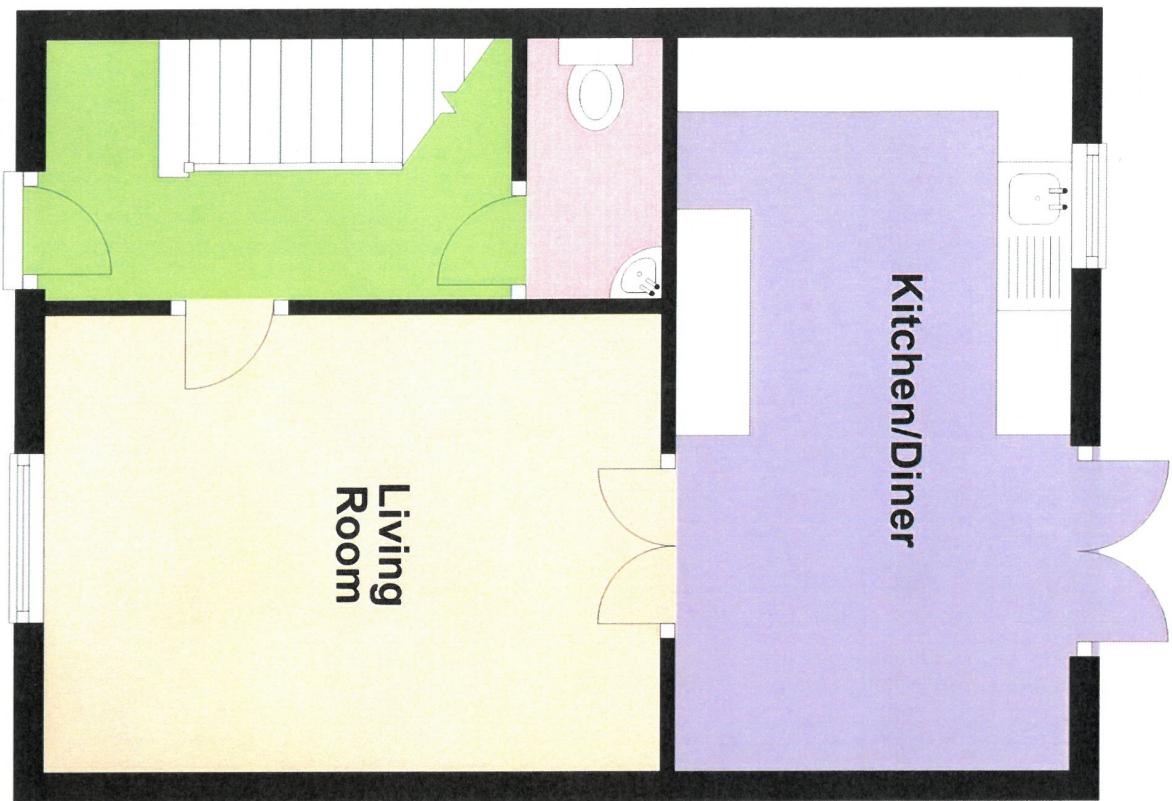
To keep up to date please visit our Facebook and Instagram Pages



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		95
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor



## First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate

Plan produced using PlanIn