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RICS



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Perfect property for first time buyer or as a retirement home located in the centre of the University town Lampeter



6 Old Post Office Mews, Market Street, Lampeter, Ceredigion. SA48 7DW.

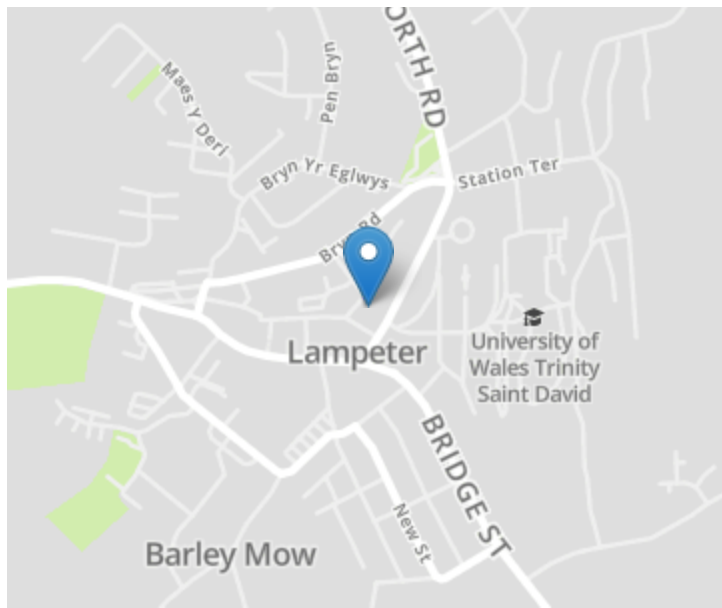
R/3479/LD

£99,000

*** A perfect opportunity for first time buyers / Investment Purchasers *** Conveniently positioned and well appointed end terrace house *** Located in a quiet Cul-De-Sac *** 2 comfortable sized bedrooms *** *** Level walking distance to a wide range of amenities in the market town of Lampeter *** Open living area on the ground floor *** Low maintenance property *** Rear enclosed yard area ideal for storage ***

*** Double Glazing throughout *** Mains gas fired central heating *** Ready to move in *** Designated parking space, highly desirable for a town centre property ***

*** Must see property ***



Ideally suiting first time buyers or as an investment with its convenient location.

The accommodation provides more specifically the following:-

Front Entrance Hall

Accessed via UPVC half glazed front entrance door. Staircase leading to the first floor. Radiator.

Cloakroom

Occupying a Low Level Flush W/C, pedestal wash hand basin and plumbing for an automatic washing machine.

Location

Located in the popular market and university town of Lampeter in the heart of the Teifi Valley and on the doorstep of the Cambrian mountains. Lampeter itself benefits from comprehensive shopping facilities with a variety of shops, butchers, doctors surgery, dentists, public houses/ restaurants, junior and secondary schools and two supermarkets.

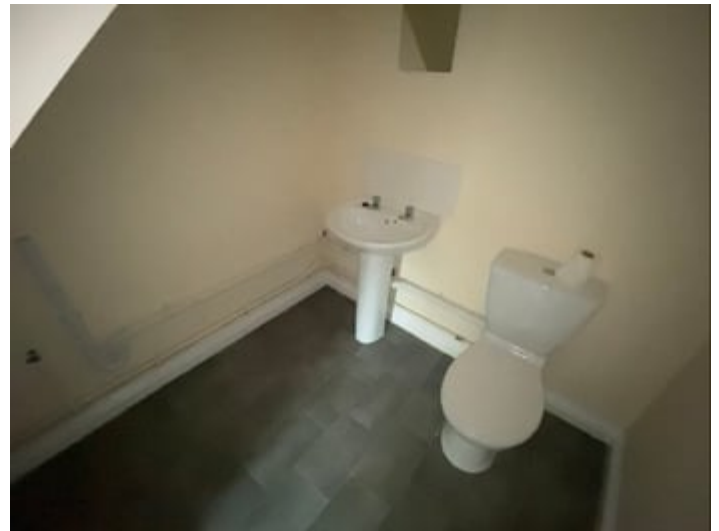
12 miles inland from the Cardigan Bay Coast at Aberaeron, 20 miles or so North of Carmarthen.

General Description



6 Old Post Office Mews is an end terrace 2 bed roomed property within level walking distance to the town centre. The property is maintained to a high standard and is of easy maintenance, benefitting from mains gas fired central heating and double glazing throughout.

The property benefits from a designated parking space to the side.



Open Plan Living Area

Living Room

21' 6" x 8' 2" (6.55m x 2.49m) With double glazing windows facing the front of the property with Double doors to the rear yard. TV Point. Radiator.



Kitchen

6' 9" x 13' 4" (2.06m x 4.06m) Cottage style kitchen with a range of floor and wall units with work tops over and breakfast bar. Stainless steel sink with drainer. 4 ring gas hobs with an electric oven under and extractor fan.



First floor

Landing

Approached via staircase from reception hallway. Airing cupboard housing 'Main' Combi boiler. Access to loft.



Bathroom

A three piece suite with a pedestal wash hand basin, low level W.C., and a panel bath with a shower over. Extractor fan.



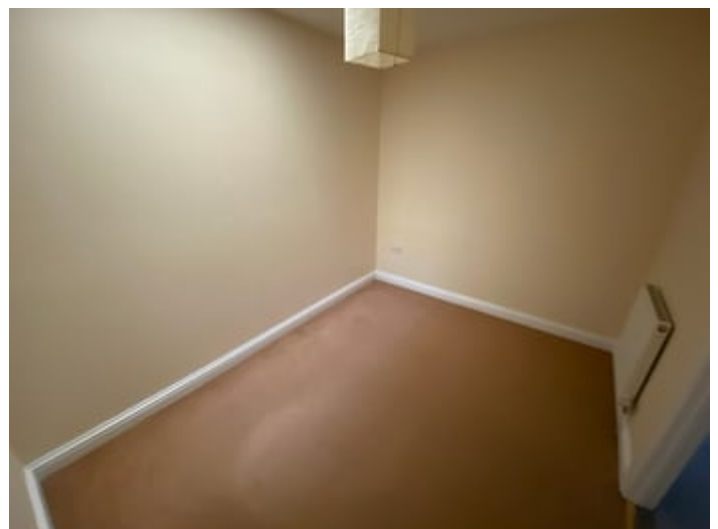
Bedroom 1

10' 5" x 11' 6" (3.17m x 3.51m) with a built in cupboard and 2 windows to the front of the property. Radiator.



Bedroom 2

8' 2" x 10' 8" (2.49m x 3.25m) a good sized room with a Velux window and radiator.



Externally

The property has a small low maintenance enclosed yard area.

The property also benefits from a designated parking area to the side which is highly desirable for a property located in the town centre.



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, Fast Fibre Broadband available.

Directions

From our Lampeter office, proceed straight across the road, continue into market street, turn right and the property can be found on the right right hand side 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'.

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