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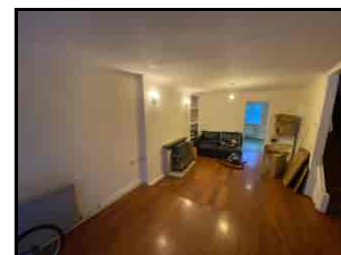
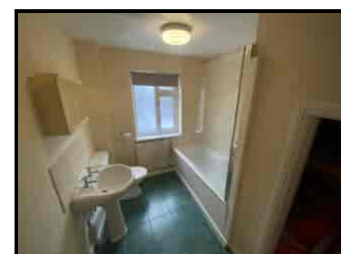


**RICS**



Since 1989

*A well situated end terrace Town house within level walking distance to the all amenities in the university town of Lampeter.*



**27 High Street, Lampeter, Ceredigion. SA48 7BH.**

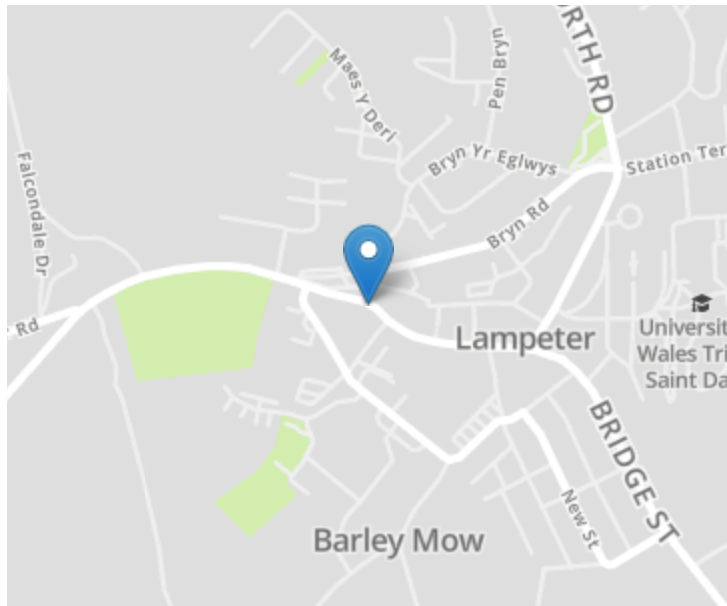
**R/3509/AM**

**£129,500**

\*\*\* No Onward Chain \*\*\* A perfect opportunity for first time buyers / Investment Purchasers \*\*\* Within Level walking distance to a wide range of amenities in the market town of Lampeter\*\*\* Conveniently positioned and well-appointed end terrace house \*\*\* 2 comfortable sized bedrooms \*\*\* Highly desirable town centre property \*\*\* Studio loft, excellent for an office

\*\*\* Ready to move in \*\*\* Large Open plan living/dining room \*\*\* Patio and decking area to the rear of the property \*\*\*

\*\*\* Early viewing recommended - Contact us today \*\*\*



### Location

The subject property is located in a highly situated location within the Town Centre of Lampeter. 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 Carmarthen, to the immediate South, which offers a wide range of amenities, business and leisure facilities, including both Junior and Secondary Schooling and the University of Wales Trinity St David's Campus.

### General Description



27 High street gives the potential purchasers the opportunity of acquiring a substantial and well situated end terrace town house in Lampeter while offering generous accommodation. A comfortable 2 bedroomed dwelling with an enclosed low maintenance patio and decking area to the rear of the property:

A desirable property in a very convenient location within the Town Centre of Lampeter. Currently providing the following accommodation:-

### Entrance Hall

Accessed via front UPVC entrance door. Leading to:-

### Open Plan Living/Dining Area

13' 5" x 24' 0" (4.09m x 7.32m) A large open plan area with a tiled fireplace housing a 'baksi' gas fire with a back boiler running domestic and central heating systems. Radiator and a large window to the front of property. Laminate flooring and an under stairs storage cupboard.



### Kitchen

11' 8" x 10' 0" (3.56m x 3.05m) With a range of floor and eye level drawers and cupboards. Stainless steel sink with drainer.

Electric oven with a 4 ring gas hob above. Half glazed UPVC rear entrance door leading to garden. Plumbing space for an automatic dish washer.



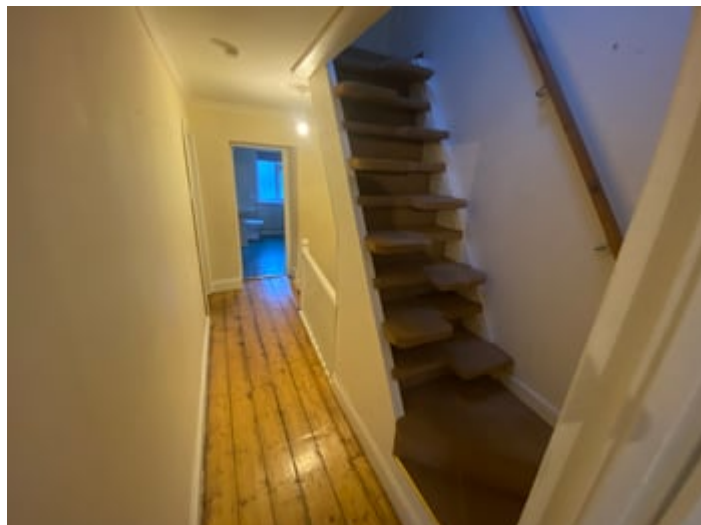
### Rear Conservatory

12' 0" x 4' 0" (3.66m x 1.22m) With plumbing for an automatic washing machine. And access to the rear patio and decking area.



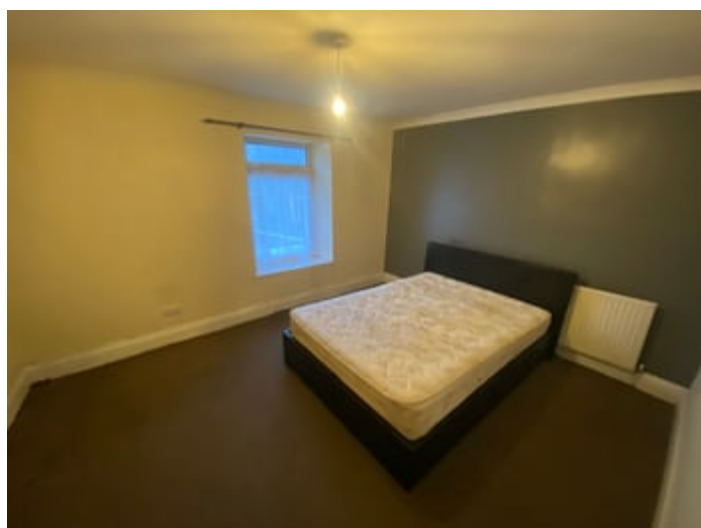
### First Floor

### Landing



### Bedroom 1

10' 11" x 13' 5" (3.33m x 4.09m) With radiator.



### Bedroom 2

8' 0" x 12' 7" (2.44m x 3.84m) With radiator.



### Bathroom

9' 5" x 6' 9" (2.87m x 2.06m) A three piece suite, part tiled with a pedestal wash hand basin, low level W.C., and a panel

bath with a shower over. Airing Cupboard.



## Second Floor

### Studio Loft

13' 3" x 15' 8" (4.04m x 4.78m) With a vaulted ceiling with a Velux window.



### Externally

The property benefits from having an enclosed patio and decking area to the rear.



### 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. The Council Tax Band for the property is 'C'

### Services

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

### Directions

From our Lampeter Office proceed to the main square. Proceed along High Street and the property will be located on your left hand side before the police station.

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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page

- [www.facebook.com/morgananddavies](https://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

