

A modern and imposing detached residence within the Town of Lampeter, West Wales



Henardd, Greenfield Terrace, Lampeter, Ceredigion. SA48 7DA.

£265,000 Offers in Region of

REF: R/4037/LD - OFFERS IN THE REGION OF

*** No onward chain *** An imposing and modern well designed Town residence *** Detached 3 bedroomed accommodation *** Benefiting from mains gas central heating and double glazing *** A modern property constructed circa 35 years ago *** Deceptive and superior accommodation

*** Tarmacadamed driveway and integral garage with electric roller shutter door *** Low maintenance enclosed rear garden - With resin patio *** Gravelled garden to the front *** Backing onto the Ysgol Bro Pedr School

*** Convenient Town living - Within walking distance to all amenities Perfect Family home within the Town *** Contact us today to view



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LOCATION

Well positioned in the area know as Barley Mow just off the Town Centre of Lampeter, within easy walking distance to all local amenities offered within the University Town, also convenient to riverside walks along the Teifi Valley River.

GENERAL DESCRIPTION

A well presented modern detached residence beautifully designed to offer 3 double bedroomed accommodation along with ample ground floor living and the integral garage.

The property's grounds is low maintenance with an enclosed rear garden laid with resin and to the front a gravelled area.

It enjoys an off centre location but within walking distance to all Town amenities, especially Ysgol Bro Teifi School.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panel, radiator, large cloak cupboard.

LIVING ROOM

15' 8" x 13' 1" (4.78m x 3.99m). With two radiators, feature brick fireplace with gas Real Flame effect fire, opaque glazed window looking into the Hallway.



KITCHEN/DINER

20' 0" x 11' 9" (6.10m x 3.58m). An open plan Kitchen/Living Area with a fitted Kitchen with a range of wall and floor units with work surfaces over, stainless teel 1 1/2 sink and drainer unit, electric double oven, 4 ring electric hob with extractor hood over, plumbing and space for dishwasher, built-in breakfast bar.



DINING AREA

With staircase to the first floor accommodation and radiator.

UTILITY ROOM

8' 9" x 5' 6" (2.67m x 1.68m). With plumbing and space for automatic washing machine, wall mounted Vaillant mains gas central heating combi boiler running all domestic systems within the property, rear entrance door to the garden.

CLOAKROOM

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

INTEGRAL GARAGE

17' 5" x 9' 0" (5.31m x 2.74m). With electric roller shutter door, fitted work bench and shelving.

FIRST FLOOR

GALLERIED LANDING

With access to the loft space.



FRONT BEDROOM 1

13' 8" x 13' 0" (4.17m x 3.96m). With built-in double wardrobes and integrated dressing table and chest of drawers, radiator.



BATHROOM

9' 6" x 5' 9" (2.90m x 1.75m). A modern fully tiled 4 piece suite comprising of a panelled bath, corner shower cubicle, low level flush w.c., dresser style vanity unit with wash hand basin, chrome heated towel rail.



REAR BEDROOM 2

12' 3" x 9' 6" (3.73m x 2.90m). With radiator and built-in integrated wardrobe, chest of drawers and dressing table.



INNER HALL

With two large linen cupboards.

BEDROOM 3

15' 6" x 9' 3" (4.72m x 2.82m). With radiator and integrated wardrobes and dressing table.



EXTERNALLY

REAR GARDEN

The property boasts low maintenance grounds with an enclosed rear garden being laid to resin and offering ample outdoor dining and entertaining space.



GARDEN (SECOND IMAGE)



FRONT GARDEN

To the front lies a gravelled garden area and paths to either side connecting the front and rear gardens.

GARDEN SHED

6' 0" x 5' 0" (1.83m x 1.52m).



REAR OF PROPERTY



AGENT'S COMMENTS

A superior and spacious Family home situated within the Town of Lampeter.

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 - 'D'.

MONEY LAUNDERING REGULATIONS

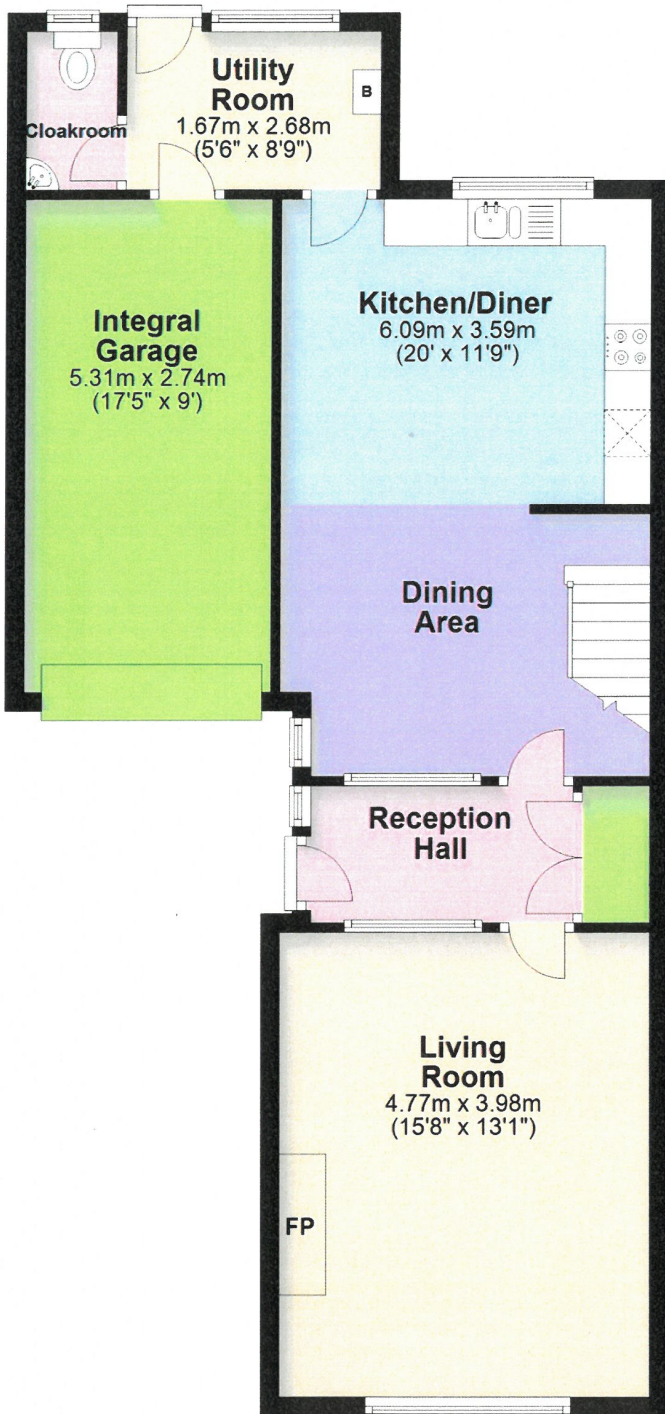
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

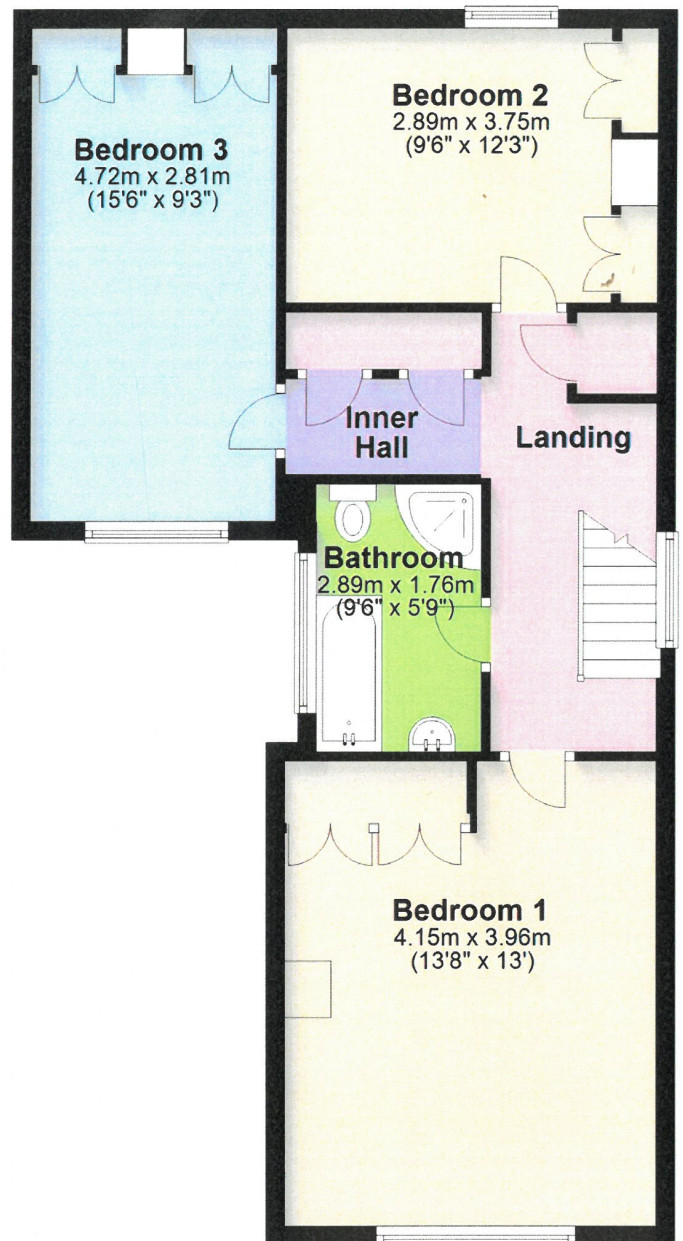
Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.2 sq. feet)



Total area: approx. 137.3 sq. metres (1477.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Henardd, Greenfield Terrace, Lampeter

Directions


From our Lampeter Office continue to Harford Square. Turn right at the mini roundabout and proceed along High Street. Turn left by J.H. Roberts & Sons (Electrical Shop). Continue to the Car Park. At the junction bear right and pass along the Car Park and Soar Chapel on your left hand side. Take the next left hand turning by the Fire Station. Proceed down into Barley Mow and Henardd will be the first property on your right hand side after Roberts Garden Centre, 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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