

Regulated by:



Since 1989

A well positioned and deceptive 3 bedroomed semi detached bungalow offering low maintenance garden, garage and off street parking. Edge of Lampeter, West Wales



Dolaumerau, Pontfaen Road, Lampeter, Ceredigion. SA48 7JL.

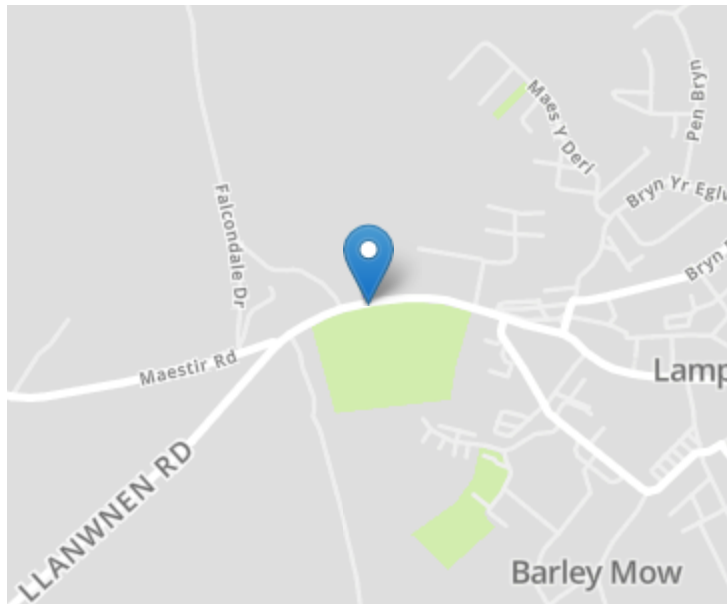
REF: R/3968/LD

£199,950

*** No onward chain - Priced to sell *** A well positioned and deceptively spacious semi detached bungalow *** Comfortable 3 bedroomed accommodation *** Mains gas central heating and double glazing *** In need of general modernisation

*** Low maintenance enclosed rear garden laid to patio with raised flower and shrub beds *** Detached garage *** Useful range of outhouses and outside w.c. *** Tarmacadamed pillared driveway with ample parking

*** Popular edge of Town position - Level walking distance to all Town amenities *** Overlooking the Town's Cricket Ground *** Far reaching views over the Teifi Valley *** Contact us today to view



LOCATION

Located within the University Town of Lampeter and close level walking distance to the Town Centre. Lampeter offers a wide range of amenities including business, social, leisure and education, including the University of Wales Trinity Saint David Campus. Lampeter lies 12 miles inland from the Georgian and Harbour Town of Aberaeron and 20 or so miles North from the Administrative Centre of Carmarthen, being the gateway to the West.

GENERAL DESCRIPTION

A well positioned edge of Town bungalow. Here we have a deceptive 3 bedroomed semi detached bungalow enjoying comfortable grounds with a low maintenance garden to the rear and a tarmacadamed driveway.

It enjoys a popular position, being within level walking distance to all Town amenities, and enjoys fine views over the Town's Cricket Ground and the Teifi Valley beyond. It benefits from mains gas central heating and double glazing .

Viewings are highly recommended. Contact us today to view.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door.

LIVING ROOM

12' 6" x 14' 5" (3.81m x 4.39m). With a gas flame effect fire with marble and timber surround, radiator.



KITCHEN

15' 3" x 9' 2" (4.65m x 2.79m). A fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Rayburn Range (non functioning), electric cooker point and space, rear window enjoying views over the garden.



KITCHEN (SECOND ANGLE)**UTILITY ROOM**

6' 9" x 5' 9" (2.06m x 1.75m). With plumbing and space for automatic washing machine, UPVC rear entrance door, radiator.

BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m). Being fully tiled with a 4 piece suite comprising of a shower cubicle, panelled bath, low level flush w.c., pedestal wash hand basin, radiator.

**REAR BEDROOM 1**

12' 6" x 10' 9" (3.81m x 3.28m). With radiator, built-in wardrobes.

**FRONT BEDROOM 2**

11' 6" x 10' 8" (3.51m x 3.25m). With built-in wardrobes, radiator.

**FRONT BEDROOM 3**

8' 0" x 6' 7" (2.44m x 2.01m). With radiator.



EXTERNALLY

DETACHED GARAGE

12' 0" x 10' 0" (3.66m x 3.05m). With an up and over door.



RANGE OF OUTHOUSES

Comprising of:-



STORE SHED

10' 0" x 6' 0" (3.05m x 1.83m).

OUTSIDE W.C.

With low level flush w.c.

WORKSHOP

10' 0" x 6' 0" (3.05m x 1.83m).

GARDEN

A low maintenance enclosed rear garden, being walled, laid mostly to patio with a range of raised beds.



PARKING AND DRIVEWAY

A pillared tarmacadamed driveway with ample parking and access onto the Garage.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A well positioned semi detached bungalow with fantastic views.

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 fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

From our Lampeter Office proceed along High Street. After passing the Police Station on your left hand side continue for a further 300 yards and the property will be located on your right hand side before reaching the Filling Station, 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		83
(69-80) C		
(55-68) D	66	
(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	

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Approx. 80.3 sq. metres (864.2 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.