

*A highly appealing and deceptively spacious 4 bedoomed semi detached Town House with rear garden, garage and parking. Lampeter Town Centre, West Wales*



11 College Street, Lampeter, Ceredigion. SA48 7DY.

£199,000

REF: R/3789/LD

\*\*\* No onward chain \*\*\* A highly sought after Town Centre position \*\*\* Deceptively spacious 4 bedoomed, 2 bathroomed Family proportioned accommodation \*\*\* Bursting with original character features - With a three storey Town House \*\*\* Fantastic entertaining and living areas - With an expansive living room and shared courtyard \*\*\* Oil and mains gas fired heating throughout

\*\*\* An enchanting well stocked and picture perfect rear walled garden - With established fruit and vegetable garden area \*\*\* Sun room with great Grapevine veranda \*\*\* Totally private \*\*\* Recently built detached garage with electric roller shutter door

\*\*\* Centre of Town position - Level walking distance to Sainsbury's Supermarket and all Town amenities \*\*\* Positioned opposite the historic University of Wales Trinity Saint David Campus \*\*\* An unique opportunity to acquire a highly appealing residence \*\*\* Prepare to be impressed - Although in need of general modernisation \*\*\* Fantastic inside and out \*\*\*



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## LOCATION

Lampeter is a bustling University Town located in the heart of the renowned Teifi Valley, 12 miles inland from the beautiful Cardigan Bay Coast of Aberaeron and 20 or so miles North from Carmarthen, to the immediate South. Lampeter offers a wide range of amenities, with Business and Leisure facilities, including both Junior and Secondary Schooling, Bank, Doctors Surgery, Pharmacists and Supermarkets. The property is located opposite the grounds of the University of Wales Trinity Saint David Campus and a short level walk to Sainsbury's Supermarket.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this highly appealing Town House being deceptive in size and offering 4 bedrooomed, 2 bathroomed accommodation and a fantastic ground floor entertaining and living areas with an expansive Living Room opening onto a shared courtyard.

Externally it enjoys an extensive plot with a private walled rear garden, being well stocked and well maintained by the current Owner, offering an established fruit and vegetable growing garden along with a distinct Sun Room with a Grapevine veranda.

To the rear lies the true beauty with its newly built double garage opening onto a private parking area, all of which being within close proximity to all everyday Town amenities and located opposite the University of Wales Trinity Saint David Campus grounds.

A property worthy of early viewing. It provides the most perfect Family home and is located 'right in the middle' of Town. The property does require general modernisation but boasts superior original features and a home to be proud of.

## THE ACCOMMODATION

### ENTRANCE HALL

With a solid front entrance door with stained glass fan light over.

### RECEPTION HALLWAY



With traditional Oak front entrance door with glazed stained glass panel inset, staircase to the First Floor accommodation and Cellar, radiator.

### LIVING ROOM



25' 6" x 15' 1" (7.77m x 4.60m). Formerly being two Reception Rooms but now providing an expansive Living Area, with three radiators, period tiled open fireplace with Oak dresser surround, separate gas fire, glazed door to the enclosed courtyard.

## LIVING ROOM (SECOND IMAGE)



## SITTING ROOM



14' 6" x 12' 10" (4.42m x 3.91m). With built-in gas fire, double aspect windows, radiator.

## DINING ROOM



15' 9" x 12' 1" (4.80m x 3.68m). With radiator and gas fire.

## KITCHEN



18' 1" x 14' 2" (5.51m x 4.32m). An Oak fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Aga oil fired Range, radiator, plumbing for dishwasher, machine machine and tumble dryer.

## INNER HALLWAY

Leading to

## WET ROOM



Being fully tiled with a walk-in shower facility with Mira shower, low level flush w.c., wash hand basin, radiator.

## SIDE PORCH

12' 9" x 3' 9" (3.89m x 1.14m). With front and rear UPVC entrance door, large Oak storage cupboard, quarry tiled flooring.

## LOWER GROUND FLOOR

### CELLAR ROOM



18' 6" x 10' 9" (5.64m x 3.28m). Housing the Worcester oil fired central heating boiler and original coal chute. Would provide the most perfect Home Office, Studio, Man Cave, etc.

## FIRST FLOOR

### FRONT LANDING



With access to the loft space.

### REAR BEDROOM 2



12' 5" x 9' 7" (3.78m x 2.92m). With fitted wardrobes and dressing table, radiator.

### FRONT BEDROOM 1



15' 5" x 11' 7" (4.70m x 3.53m) into bay.

### FRONT BEDROOM 3



9' 0" x 7' 7" (2.74m x 2.31m).

## REAR LANDING

Leading to

### W.C.

6' 9" x 4' 1" (2.06m x 1.24m). A fully tiled suite with a low level flush w.c., pedestal wash hand basin and bidet.

## BATHROOM



7' 10" x 7' 3" (2.39m x 2.21m). A fully tiled suite comprising of a panelled bath, pedestal wash hand basin, large airing cupboard housing the hot water cylinder and immersion, separate radiator.

## REAR BEDROOM 4



16' 2" x 11' 3" (4.93m x 3.43m). With double aspect windows over the garden, radiator, built-in wrap around wardrobes, access to the loft space.

## EXTERNALLY

### REAR GARDEN

Truly a garden to be proud of, being a private walled garden, having easy access from the Rear Porch. The garden has been lovingly maintained by the current Owners for many years and now offers an established well stocked fruit and vegetable growing garden, with a number of Apple and Pear trees, along with established vegetable growing beds. It also benefits from a small POTTING SHED and various plants and shrubs, providing colour and privacy all year round.

### FRUIT AND VEGETABLE GARDEN



### FRUIT AND VEGETABLE GARDEN (SECOND IMAGE)



## FRUIT TREES



## SUN ROOM



A wooden structure offering fantastic outdoor entertaining and living area with an enchanting Grapevine veranda, we are told being well stocked, and providing ample Grapes.

## SUN ROOM (SECOND IMAGE)



## GARAGE



18' 0" x 18' 0" (5.49m x 5.49m). Being recently built with electric roller shutter door and side entrance door.

## GARAGE (SECOND IMAGE)



## FRONT OF PROPERTY



## AGENT'S COMMENTS

A deceptive well positioned Family Town House bursting with original character.

## **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 - To be confirmed.

## **MONEY LAUNDERING REGULATIONS**

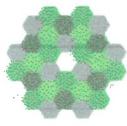
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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 heating, oil fired central heating, part double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

# HM Land Registry Current title plan

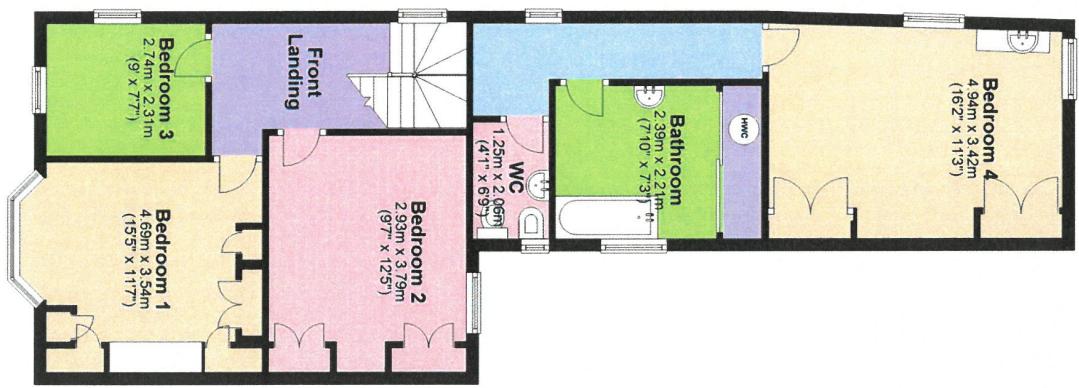
Title number **CYM34524**  
Ordnance Survey map reference **SN5748SE**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Ceredigion / Ceredigion**



Approx. 85.0 sq. metres (915.4 sq. feet)

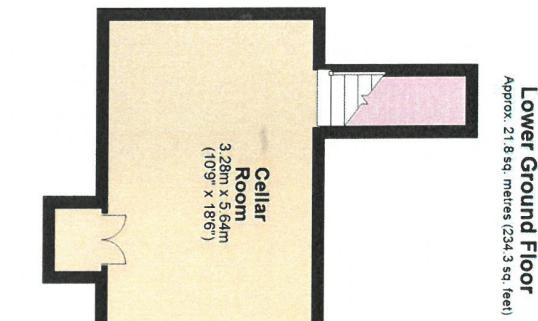


First Floor  
Approx. 70.6 sq. metres (760.2 sq. feet)



Total area: approx. 177.4 sq. metres (1909.9 sq. feet)

The floor plans are for guidance only.  
Plan produced using Planup.



Lower Ground Floor  
Approx. 21.8 sq. metres (234.3 sq. feet)

## Directions

From our Lampeter Office proceed along College Street. The property will be found on your left hand side after approximately 100 yards.

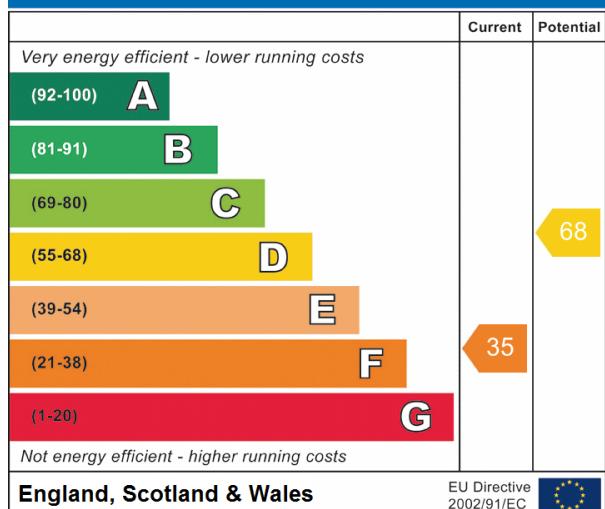
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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](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 Website, Facebook and Instagram Pages



## Energy Efficiency Rating



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

**Lampeter Office**  
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