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RICS



Since 1989

A period former Estate Cottage in a quiet Town location. Lampeter, West Wales



1 Glandulas Terrace, Lampeter, Ceredigion. SA48 7HP.

REF: R/2908/LD

£175,000

*** No onward chain *** Period and recently tastefully refurbished *** Former Estate Cottage with 2 bedroomed accommodation *** Mains gas fired central heating and good Broadband speeds available

*** Extensive terraced garden laid to lawn - Rare for a Town property *** Off street and gated parking for three vehicles *** End of terrace in a private and pleasant position

*** Close proximity to the Town Centre and all other amenities - Yet private - On the edge of the University Campus *** Viewing is highly recommended - Contact us today

LOCATION

Lampeter is a bustling University Town located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at Aberaeron, 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 Senior Schooling, Public Houses, Restaurants and Supermarkets.

GENERAL DESCRIPTION

Here lies a period cottage situated within a private and peaceful location within the University Town of Lampeter. The property has been tastefully refurbished in recent times and offers 2 bedroomed accommodation along with mains gas fired central heating. It enjoys an extensive plot with a terraced lawned garden laid mostly to lawn.

The property deserves early viewing and would perfectly suit 1st Time Buyers or retirement living. The property is within easy level walking distance to all Town amenities.

The accommodation at present offers more particularly the following:-

FRONT RECEPTION HALL

With UPVC front entrance door, radiator.

LIVING ROOM

13' 8" x 11' 3" (4.17m x 3.43m). With radiator, T.V. point.



DINING ROOM

10' 8" x 8' 4" (3.25m x 2.54m). With a hidden staircase to the first floor accommodation, radiator.



KITCHEN

13' 9" x 9' 0" (4.19m x 2.74m). With Shaker style fitted floor units with a ceramic Belfast sink, electric cooker space and point, Velux roof window, radiator, integrated washing machine, rear entrance door to the rear courtyard.



PANTRY/UTILITY ROOM

12' 6" x 6' 0" (3.81m x 1.83m). With a range of Shaker style wall and floor units, Valliant mains gas fired central heating boiler running all domestic systems within the property, radiator.



FIRST FLOOR

LANDING

Leading to

BEDROOM 2

16' 7" x 6' 5" (5.05m x 1.96m). With radiator.



BEDROOM 1

Being 'L' shaped. 13' 8" x 12' 2" (4.17m x 3.71m). With radiator.



BATHROOM

Having a pleasant 4 piece suite comprising of a panelled bath, corner shower cubicle, vanity unit with a rectangular wash hand basin, low level flush w.c., chrome heated towel rail.



EXTERNALLY

ADJOINING OUTHOUSES



Comprising of:-

OUTSIDE W.C.

With low level flush w.c.

FORMER COAL STORE

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

GARDEN

The property enjoys an extensive front garden area, being terraced and laid to lawn. The garden has a concrete path that leads down to a GREENHOUSE measuring 10' x 8'. The garden is private with mature hedge and wall boundaries. A very rare opportunity to acquire a such a large garden in a Town Centre location.



GARDEN (SECOND ANGLE)



GREENHOUSE



VIEW OVER GARDEN



PARKING AND DRIVEWAY

Off street and gated parking for three vehicles.



PLEASE NOTE

There is a Pedestrian right of way leading down the side of the driveway and the top part of the garden to the neighbouring property only.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A pleasant and popular Town location. Level walking distance to all amenities. Viewing recommended.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'C'.

Services

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

Directions

From our Lampeter Office proceed down College Street. Turn first right at the mini roundabout onto Station Terrace. Proceed down Station Terrace. At the end of Station Terrace take the small lane on your right hand side just after the Coal Merchants and before the entrance to the University Campus. The property will be the thereafter on your 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 our properties are also available to view 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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