

*A highly desirable and well positioned 3 bedroomed semi detached house with low maintenance grounds and parking. Lampeter, West Wales*



**14 Cwrt Dulas, Lampeter, Ceredigion. SA48 7HY.**

**£198,000**

**REF: R/4298/LD**

\*\*\* Convenient edge of Town location \*\*\* A highly desirable and sought after 3 bedroomed semi detached home \*\*\* Mains gas central heating and UPVC double glazing \*\*\* Traditionally built Family residence \*\*\* Modern living at its best \*\*\* Stylish and tastefully decorated throughout with a modern kitchen and bathroom

\*\*\* Tarmacadamed parking area and lawned garden area to the front \*\*\* Low maintenance and pleasant enclosed rear garden area with patio and a lawned garden \*\*\* Timber built garden shed

\*\*\* Convenient location - Within level walking distance to the University of Wales Trinity Saint David Campus, Town Centre, Shops, Schools and everyday amenities \*\*\* A sought after property in a highly desirable cul-de-sac location \*\*\* Town living at its best \*\*\* Contact us today to view \*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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## LOCATION

The property is located within a sought after residential cul-de-sac within the University Town of Lampeter and is within easy level walking distance to all Town amenities including the University of Wales Trinity Saint David Campus. Lampeter is located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at Aberaeron, and 20 or so miles North of the Administrative Centre and County Town of Carmarthen.

## GENERAL DESCRIPTION



A highly sought after and modern semi detached house. The property has been tastefully presented by the current Owners and offers 3 bedoomed accommodation along with a modern kitchen and bathroom. It benefits from mains gas central heating, double glazing and good Broadband connectivity.

Externally it boasts a low maintenance level rear garden laid to lawn with a patio area with a pathway leading to the front of the property. To the front lies a small lawned area with a tarmacadamed driveway.

A sought after property in a highly desirable cul-de-sac on the edge of the Town Centre. A property worthy of early viewing.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Having access via a front storm porch leading to a UPVC front entrance door, staircase to the first floor accommodation, radiator, understairs storage cupboard, laminate oak effect flooring.



## CLOAKROOM

Recently upgraded with new tiled flooring, low level flush w.c., corner wash hand basin, radiator.



## LIVING ROOM

14' 2" x 10' 9" (4.32m x 3.28m). With laminate effect oak flooring, radiator, floating electric fireplace with a floating shelf.



LIVING ROOM (SECOND IMAGE)



## KITCHEN/DINER

17' 5" x 9' 7" (5.31m x 2.92m). An oak effect fitted kitchen with a range of wall and floor units with work surfaces over and a breakfast bar, stainless steel sink and drainer unit, integrated electric oven with a 4 ring gas hob and extractor hood over, plumbing and space for a washing machine, tiled flooring, radiator, patio doors to the rear garden, spot lighting.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## FIRST FLOOR

### LANDING

Having access to a boarded and insulated loft space via a drop down ladder, separate airing cupboard.



### BATHROOM

6' 8" x 6' 8" (2.03m x 2.03m). Having a stylish 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, spot lighting.



### BATHROOM (SECOND IMAGE)



### REAR BEDROOM 2

11' 1" x 11' 9" (3.38m x 3.58m). With radiator.



### FRONT BEDROOM 1

11' 0" x 10' 4" (3.35m x 3.15m). With radiator, two large built-in wardrobes.



## FRONT BEDROOM 3

9' 10" x 7' 4" (3.00m x 2.24m). With radiator.



## EXTERNALLY

### GARDEN

A particular feature of this highly sought after property is its low maintenance enclosed rear garden being laid to a level patio opening onto a lawned area. The garden also benefits from a TIMBER BUILT GARDEN SHED and a paved pathway leading from the front of the property for ease of access.



### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



### PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with a small lawned area with potential for further parking.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A sought after property. Perfectly suiting 1st Time Buyers or for retirement living. Town living at its best.

## VIDEO

Video available on our Website –  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

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

## 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, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Directions

From our Lampeter Office proceed along College Street. At the mini roundabout take the second right hand turning into Mill Street. In Mill Street take the second turning on your right into Cwrt Dulas. The property will be found on your right hand side, being the third property on your right hand side.

**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

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

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