

A sought after and well positioned 3 bedroomed semi detached house with delightful gardens, garage/workshop and conservatory. Lampeter Town Centre, West Wales



19 Maesyfelin, Lampeter, Ceredigion. SA48 7HS.

£185,000

REF: R/4312/LD

*** No onward chain *** Sought after and well positioned semi detached house *** 3 bedroomed accommodation with a modern kitchen and bathroom *** Mains gas central heating, wood effect UPVC double glazing and good Broadband connectivity *** Perfectly suiting 1st Time Buyers or Family Occupiers *** Welcome addition of a rear conservatory

*** Enclosed and extremely well kept garden with decorative lawned area with various raised beds *** Greenhouse and former vegetable garden area *** Large patio to the front and rear *** Useful garage and workshop *** Ample on street parking within the Estate

*** Within walking distance to a range of everyday amenities offered within the Town of Lampeter - With Junior and Secondary Schooling, University of Wales Trinity Saint David Campus and various Leisure and Medical facilities *** Contact us today to view



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LOCATION

The subject property is situated in a popular residential development within the University Town of Lampeter. Lampeter is located in the heart of the Teifi Valley, famous for its historic University founded in 1826, and within close proximity to all amenities. This particular residence is well situated for those seeking convenience living, is close to the recreational ground on the edge of the Town, with access to open countryside, including Longwood. Lampeter lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from Carmarthen.

GENERAL DESCRIPTION

The property is a nicely presented semi detached house offering 3 bedroomed accommodation and benefits from mains gas central heating and wood effect UPVC double glazing. The property has been modernised in recent years and offers a modern fitted kitchen and bathroom.

The welcome addition of a conservatory extends the ground floor living accommodation and provides a well needed additional reception room.

Externally it enjoys an enclosed low walled garden area being landscaped with a kerbed lawn with raised flower beds, a large patio and a useful garden/workshop with direct road access.

A highly desirable property suiting 1st Time Buyers or Family Occupiers.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a UPVC front entrance door, staircase to the first floor accommodation, radiator, solid oak flooring.



LIVING ROOM

13'8" x 11'9", with radiator, solid oak flooring, gas fire inset with decorative surround.



KITCHEN/DINER

20'6" x 8'8", a modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated oven, hob and extractor hood over, plumbing and space for automatic washing machine and dishwasher, tiled flooring, UPVC rear entrance door, radiator, door through to the conservatory.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



CONSERVATORY

11'6" x 8'6", of UPVC construction with patio doors opening onto the garden area.



CONSERVATORY (SECOND IMAGE)



FIRST FLOOR

LANDING

With access to the loft space.

BATHROOM

A modern and fully tiled 3 piece suite comprising of a walk-in shower facility, low level flush w.c., vanity unit with wash hand basin, shaver light and point.



REAR BEDROOM 2

11'9" x 8'8", with airing cupboard housing the Ideal mains gas central heating boiler.



FRONT BEDROOM 1

11'8" x 11'4", with radiator, built-in wardrobes.



FRONT BEDROOM 3

9'8" x 8'9", with radiator.



EXTERNALLY

DETACHED GARAGE/WORKSHOP

Providing



WORKSHOP

19' 0" x 5' 3" (5.79m x 1.60m), with rear service door, electricity and lighting. Opening onto the garage.

GARAGE

16' 7" x 8' 9" (5.05m x 2.67m), with double doors, electricity and lighting.

SEPARATE W.C.

With low level flush w.c.

REAR GARDEN

An enclosed low walled garden area being landscaped with a kerbed lawned garden area with a large patio and a number of raised beds. Highly attractive outdoor space.



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



REAR GARDEN (FOURTH IMAGE)



GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).



FRONT GARDEN

Laid to paved patio with raised flower and shrub beds and a pathway leading to the rear of the property and access onto the parking area.



FRONT OF PROPERTY



AGENT'S COMMENTS

A sought after and well positioned 3 bedroomed semi detached house with delightful gardens, garage/workshop and conservatory.

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 - '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 central heating, wood effect UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

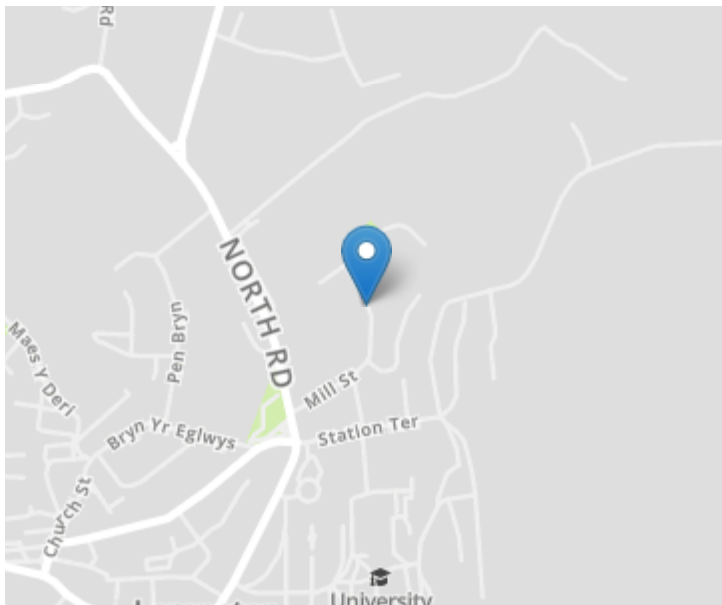
Directions


From our Lampeter Office proceed along College Street and over the mini roundabout. Take the right hand turning signposted Mill Street and Maesyfelin. Proceed up Mill Street and up into Maesyfelin. The property will be found on your left hand side, being the second row of houses, with Number 19 being the first property, 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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