

*A substantial period 5 bedroomed and 2 bathroomed Period Town house with a spacious garden  
in the University Town of Lampeter*



**Menevia, Bridge Street, Lampeter, Ceredigion. SA48 7AB.**

**£319,950**

**REF: R/3817/AM**

\*\*\* Prominent Victorian fully renovated Town House \*\*\* A conveniently positioned Family home \*\*\* Family proportioned 5 bedroomed, 2 bathroomed accommodation \*\*\* Ready to move into \*\*\* Four storied residence \*\*\* Large Basement studio/ games room \*\*\* Mains gas central heating and UPVC double glazing throughout \*\*\* Good Broadband speeds available

\*\*\* Patio area \*\*\* Spacious and level lawned rear garden \*\*\* Delightful countryside backdrop \*\*\* Pedestrian side access to rear of property \*\*\* Front enclosed forecourt

\*\*\* The perfect Family home \*\*\* Within level walking distance to a wide range of amenities \*\*\* Close to Ysgol Bro Pedr Primary and Secondary schools \*\*\* Adjoining University of Wales Trinity Saint David Campus



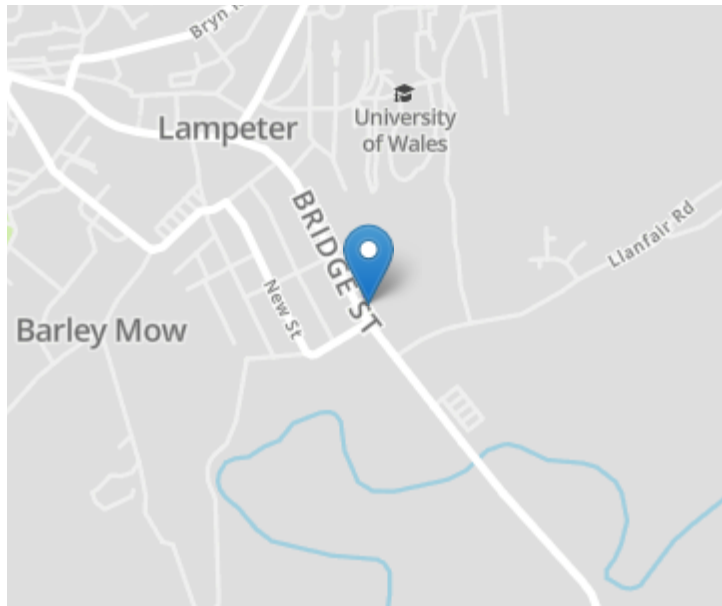
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carmarthen@morgananddavies.co.uk



### Location

Located in the in the University Town of Lampeter in the heart of the Teifi Valley, 12 miles inland of the Georgian Harbour Town of Aberaeron, 20 or so miles North of Carmarthen. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling, Supermarkets, Doctors Surgery, Chemists, Places of Worship, Dentists, and National Banks. Post office and convenience store nearby.

### General Description

The placing of Menevia on the open market gives the opportunity of acquiring a spacious four storied late Victorian style town house. Providing a family proportioned accommodation of 5 bedrooms and 2 bathrooms within an end terraced town house. A private garden and patio area to the rear of the property with pedestrian access to the side of the property and a front forecourt.

The property benefits from mains gas fired central heating and UPVC double glazing throughout.

The accommodation currently provides as follows:-



### Reception Hall

Accessed via timber front entrance door with traditional timber flooring.



### Reception Room

16' 1" x 14' 6" (4.90m x 4.42m) With a large traditional bay window to the front of the property. Built in cupboards and an original slate Victorian fireplace housing a gas fire. Radiator.







### Dining room

12' 8" x 12' 2" (3.86m x 3.71m) With a built in cupboard and timber flooring. Patio doors leading out to the patio area to the rear of the property. Former fireplace with a timber surrounding. Radiator.



### Lower Ground Floor Studio / Games Room

18' 3" x 12' 2" (5.56m x 3.71m) Access via a under stairs leading to first floor. A spacious room with slate tile flooring and window. Radiator.



### Kitchen / Breakfast Room

13' 7" x 10' 1" (4.14m x 3.07m) With red and black quarry tiled floor and part tiled walls. Floor and wall fitted units with an electric oven, 4 ring electric hob and extractor fan over. Integrated dishwasher and fridge freezer. 1 1/2 stainless steel sink with drainer unit. Radiator.



### Rear Hall

With a half glazed UPVC rear accessed door leading to the Patio area.

### Shower / Cloak Room

With corner shower cubicle, low level flush W.C. and a wash hand basin with storage under. Tiled flooring and radiator.



### Utility Room

7' 1" x 6' 8" (2.16m x 2.03m) With plumbing and space for an automatic washing machine and tumble dryer. Work top over with a stainless steel sink and drainer unit.

## First Floor

### Spacious Landing



### Bedroom 1

12' 9" x 12' 7" (3.89m x 3.84m) With a large window overlooking the garden to the rear of the property. Radiator.



### Bedroom 2

15' 10" x 11' 4" (4.83m x 3.45m) With a large bay window to the front of the property. Radiator.



### Bedroom 3

9' 5" x 7' 4" (2.87m x 2.24m) With radiator.



### Rear Landing area

#### Walk in wardrobe

With a further cupboard housing the 'Worcester' Gas fired



combi central heating boiler running domestic systems.

### Bathroom

9' 8" x 8' 0" (2.95m x 2.44m) A three piece suite with a panelled bath, pedestal wash hand basin and a low level flush W.C. Radiator and laminate flooring.



### Second Floor

Accessed via staircase from the first floor with storage cupboard and access to loft.



### Bedroom 4

17' 7" x 9' 7" (5.36m x 2.92m) With Velux window and radiator.



### Bedroom 5 / Office

13' 6" x 8' 9" (4.11m x 2.67m) 'L' shaped with window to the front of the property. Radiator.

### Externally

Front enclosed gravel forecourt with wrought iron railings. Side gated pedestrian access to the rear of the property. The rear of the property offers a court yard area with steps leading to a level patio area and lawned area with a garden shed.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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 and has the following charges.  
Council Tax Band: 'E'

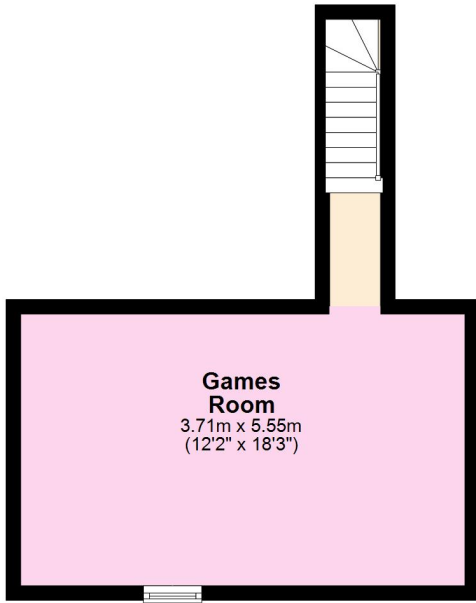
### MONEY LAUNDERING REGULATIONS

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.

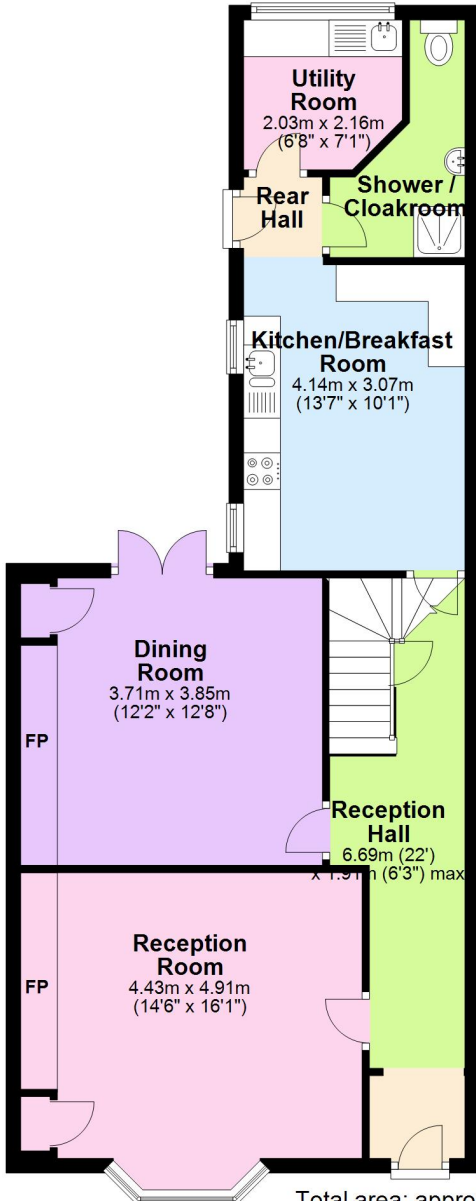
### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

**Lower Ground Floor**  
Approx. 25.3 sq. metres (271.8 sq. feet)



**Ground Floor**  
Approx. 71.8 sq. metres (772.6 sq. feet)

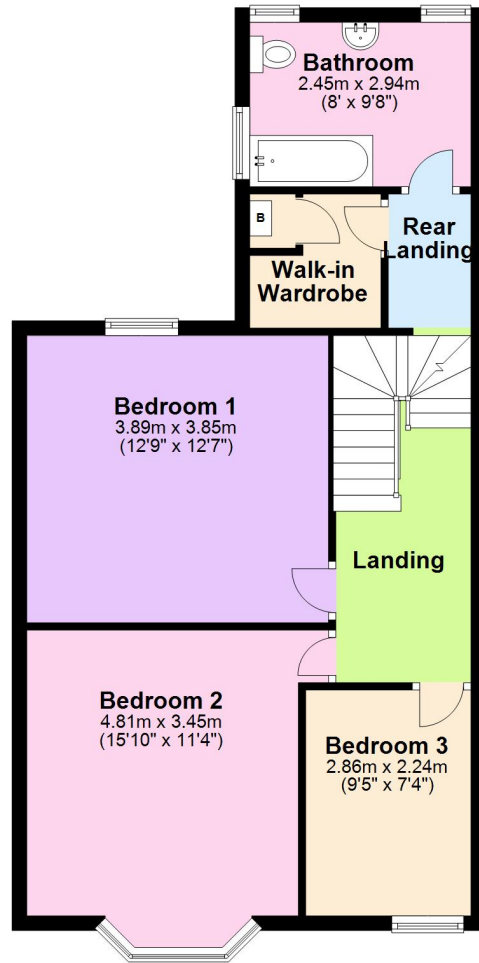


Total area: approx. 193.8 sq. metres (2086.2 sq. feet)

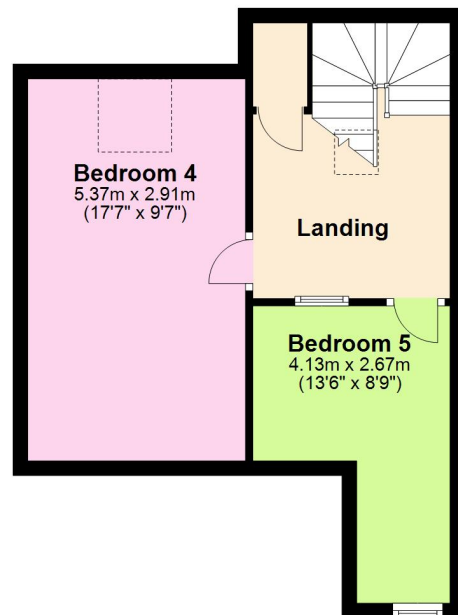
The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Menevia, Bridge Street, Lampeter**

**First Floor**  
Approx. 62.2 sq. metres (669.7 sq. feet)



**Second Floor**  
Approx. 34.6 sq. metres (372.0 sq. feet)








### Directions

From our Lampeter Office proceed across Harford Square onto Bridge Street. The property will be found on your left hand side opposite the junction onto New Street, 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](mailto:lampeter@morgananddavies.co.uk) All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies).

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<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
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<http://www.morgananddavies.co.uk>



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