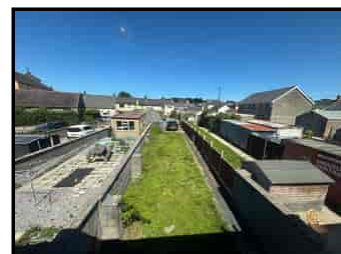


A convenient, recently modernised, 3 bedroomed mid-terraced town house, with large rear lawned garden and parking. Lampeter town centre, West Wales



3 Teifi Terrace, Lampeter, Ceredigion. SA48 7AN.

£165,000

R/4813/LD

*** No onward chain *** A convenient and well presented mid terraced town house *** Deceptive 3 bedroomed accommodation with modernised kitchen and bathroom *** Mains gas central heating, UPVC double glazing and good broadband connectivity *** Extensive and enclosed rear garden laid to patio and lawned areas *** Gated tarmacadam parking area for 2 vehicles - accessed via rear service lane *** Property suiting first time buyers, investment purchasers or for retirement living ***

*** Pleasant town location with easy level walking distance to all town amenities including Ysgol Bro Pedr School, University of Trinity St.David Campus, Doctor's Surgery, Supermarkets, Chemist etc***
Viewing highly recommended - contact us to view today! ***



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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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LOCATION

Well positioned and in level walking distance to the town centre of Lampeter which provides a good range of local amenities including wide range of administrative and retail provisions and both Primary and Secondary schooling and the University of Wales Trinity St. David Campus.

GENERAL

A deceptive well presented convenient 3 bedroomed mid terraced town house offering generous accommodation, and benefiting from mains gas central heating double glazing and good broadband connectivity.

To the rear lies an extensive garden area laid to lawn with patio. A gated access point lies to rear for vehicular parking via the service lane.

The property offers the following accommodation:-

RECEPTION HALL

Accessed via UPVC entrance door. Radiator. staircase to the first floor accommodation.

LIVING ROOM

11' 3" x 12' 0" (3.43m x 3.66m) with radiator. Opening onto :-



KITCHEN

13' 0" x 10' 4" (3.96m x 3.15m) with 'Shaker' style kitchen

with range of wall and floor units with worksurfaces over. Stainless steel sink and drainer unit. Electric cooker point and space with extractor hood over. Plumbing and space for washing machine. 'Ideal' mains gas central heating boiler.

Large understairs pantry cupboard.



SEPARATE W.C.

With low level flush w.c.

FIRST FLOOR

LANDING

With access to loft space.

FRONT BEDROOM 3



10' 4" x 6' 0" (3.15m x 1.83m) with radiator.

FRONT BEDROOM 1

13' 8" x 8' 6" (4.17m x 2.59m) with radiator.



REAR BEDROOM 2

9' 9" x 9' 0" (2.97m x 2.74m) with radiator.



VIEW OVER GARDEN



BATHROOM

White 3 piece suite comprising panelled bath, low level flush w.c., pedestal wash hand basin. Heated towel rail.



EXTERNALLY

GARDEN

A particular feature of this town house is its extensive enclosed rear garden area, being laid to patio and lawn, providing easy and low maintenance living.

The garden does offer great potential to develop a double garage, subject to consent, or to extend the house (s.t.c.).



PARKING AND DRIVEWAY

There is a gated entrance to the rear of the property offering a private parking area for a number of vehicles - access via rear service lane.



AGENTS COMMENTS

A convenient, well presented town house suiting a range of buyers.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will

be vacant on completion. No onward chain.

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

FRONT OF PROPERTY



REAR OF PROPERTY

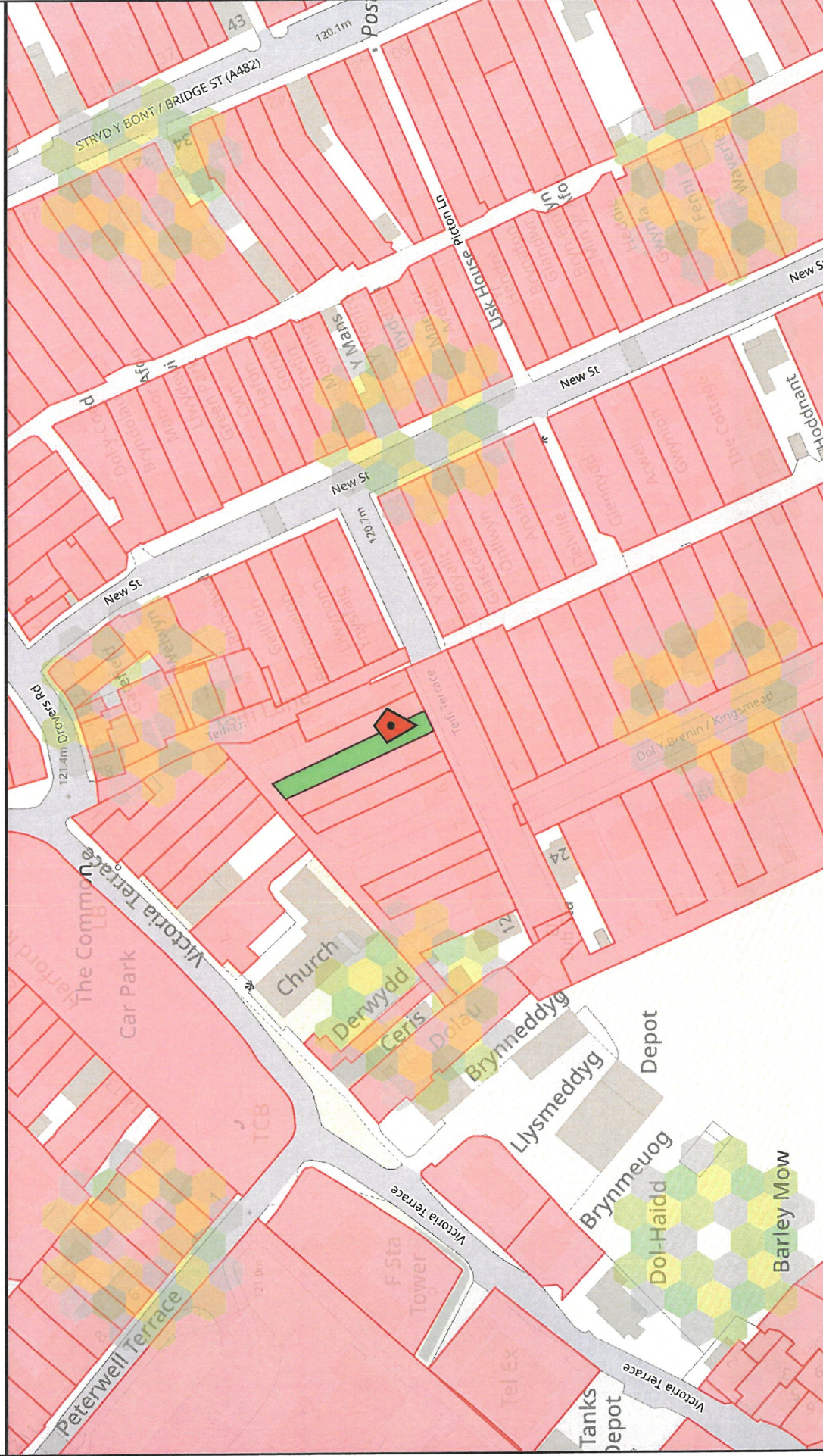


MONEY LAUNDERING REGULATIONS

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, gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 09 JULY, 2025

Parking Types: Off Street.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: C (72)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions


From the Lampeter office, proceed to Harford Square. From Harford Square, continue along Bridge Street, turning right at Lloyd's Fish and Chip shop along Drovers Road. Continue along and turn left at the junction onto New Street. Once on New Street, take the first right hand turning to Teifi Terrace and the property can be found 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'.

To keep up to date please visit our Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(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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<http://www.morgananddavies.co.uk>



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