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RICS



Since 1989

A substantial and impressively refurbished and modernised Town House, suiting a range of residential uses, high residential/commercial value, Lampeter Town Centre, West Wales



Greenacres, Station Terrace, Lampeter, Lampeter, Ceredigion. SA48 7HH.

R/2771/LD

£399,000

*** Substantial town centre residence *** Detached, tastefully modernised and refurbished
*** 9 bedroomed, all en-suite accommodation *** Split over 4 stories suiting a variety of
uses *** The ultimate family home or as a B & B / Guest House or HMO *** A home
with an income offering multigenerational living with annexe

*** Town centre location backing onto University Campus on a streamside setting *** Level
walking distance to all amenities in town and both Junior and Secondary Schools ***
Lampeter is a bustling University town with good network connections to the Cardigan Bay
Coast and administrative centres of Aberystwyth and Carmarthen *** Well insulated and
very energy efficient *** Good broadband speeds *** A significant and high residential and
commercial value *** Contact us to view today !

Location

Lampeter is a bustling University town set in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay coast at Aberaeron, 20 miles or so from the town of Carmarthen to the immediate south. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary schooling.

General

Greenacres has been tastefully refurbished and modernised in recent times to now offer a substantial 9 double bedroomed with en-suite facility accommodation, along with ample lower ground floor living and dining areas. The property enjoys a town centre location, backing onto the historical University Campus and with its own level lawned garden and off-street parking.

The property had high residential and commercial value, which could offer the ultimate family home, for multigenerational living, or could be utilised as a Guest House/B & B or as a HMO (subject to the necessary consents being obtained). As a whole a property with a lot to offer and currently consists of the following:-

LOWER GROUND FLOOR

Dining Room

16' 7" x 13' 5" (5.05m x 4.09m) with patio doors opening onto the patio/rear garden area. 2 electric radiators. Double aspect windows over the garden.



Office 1

9' 0" x 9' 0" (2.74m x 2.74m)

Office 2

9' 0" x 7' 0" (2.74m x 2.13m)

Living Room

15' 6" x 12' 5" (4.72m x 3.78m) with electric radiator, t.v.point. Staircase to ground floor accommodation.



Games Room /Cinema Room

14' 0" x 11' 5" (4.27m x 3.48m) with electric radiator. Deep window sill overlooking the stream. T.v. Point



Kitchen

A modern, stylish fitted kitchen with built in floor and wall cupboards with Ochre worktops with 1.5 sink it with mixer tap. Integrated dishwasher, Belling electric cooker with ceramic hob and triple ovens available by separate negotiation. Electric radiator.



Utility Room

11' 5" x 10' 6" (3.48m x 3.20m) Arguably, the most useful room in any home. Plumbing and space to 2 automatic washing machines and 2 tumble driers. Fitted wall storage cupboard. Electric radiator and Fridgemaster 'American style' fridge/freezer.



Cloakroom/ Possible shower room

With Saniflow low level flush w.c. . Free standing wash hand basin. Chrome heated towel rail Potential to install a shower in this room.



NOTE

Please note that the lower ground floor could offer a possibility to be self-contained with its own separate access and could be utilised as a one or two bedroomed flat.

GROUND FLOOR

Reception Hall

With Upvc side/front entrance door with decorative architrave, oak doors and skirtings throughout the property. Access onto the first floor and lower ground floor accommodation



Main Bathroom

9' 7" x 8' 9" (2.92m x 2.67m) of 'antique style' roll top bath, low level flush w.c., pedestal wash hand basin. Chrome heated towel rail, extractor fan, large airing cupboard housing the two pressurised water systems that give constant hot water to all bathrooms.



Ground Floor - Bedroom 1

16' 6" x 12' 9" (5.03m x 3.89m) into bay with electric radiator. T.V. point



Bedroom 1 - En-suite

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.



Ground Floor - Bedroom 2

16' 3" x 12' 7" (4.95m x 3.84m) into bay with electric radiator. T.V.Point



Bedroom 2 - En-suite

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

Ground Floor - Bedroom 3

13' 10" x 12' 3" (4.22m x 3.73m) with views over rear garden. Electric radiator. T.V.Point



Bedroom 3 - En-suite

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

FIRST FLOOR

First Floor - Bedroom 4

14' 5" x 9' 4" (4.39m x 2.84m) with electric radiator and views over the rear garden. T. V. point



Bedroom 4 - En-suite

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

First Floor - Bedroom 5 / Main bedroom

16' 6" x 13' 8" (5.03m x 4.17m) into bay with electric radiator and feature Victorian fireplace with tiled inset with decorative mantle surround. T.V.Point



Bedroom 5 - En-suite

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

First Floor - Bedroom 6

16' 5" x 10' 4" (5.00m x 3.15m) into bay with feature Victorian fireplace with tiled inset and decorative timber surround. Electric radiator. T.V.Point



Bedroom 6 - En-Suite/w.c.

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

First Floor - Bedroom 7

12' 2" x 10' 8" (3.71m x 3.25m) with electric radiator and enjoying views over the rear garden. Feature Victorian fireplace with a tiled inset and decorative timber surround. T.V. point



Bedroom 7 - En-suite/w.c.

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

SECOND FLOOR

Second Floor - Bedroom 8

22' 6" x 9' 3" (6.86m x 2.82m) with Velux roof window. Electric radiator. T.V.point.



Bedroom 8 - En-suite/w.c

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.

Second Floor - Bedroom 9

1' 8" x 9' 2" (0.51m x 2.79m) with electric radiator, Velux roof window. T.V. point.



Bedroom 9 - En-suite w/c

with contemporary style suite with glazed shower cubicle, low level flush w.c. Vanity unit with wash hand basin and splashboard panelling throughout.



EXTERNALLY

Garden

This substantial property enjoys a level garden laid to lawn and large patio area, perfect for any family home and enjoying views over the University Campus to the rear and also having a streamside location. the property also enjoys a side vehicular and pedestrian access point being gated.



Patio Area



Front of Property



Rear of Property



AGENT'S COMMENTS

A substantial town property suiting a variety of uses and deserving early viewing.

TENURE AND POSSESSION

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

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

Services

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

Directions

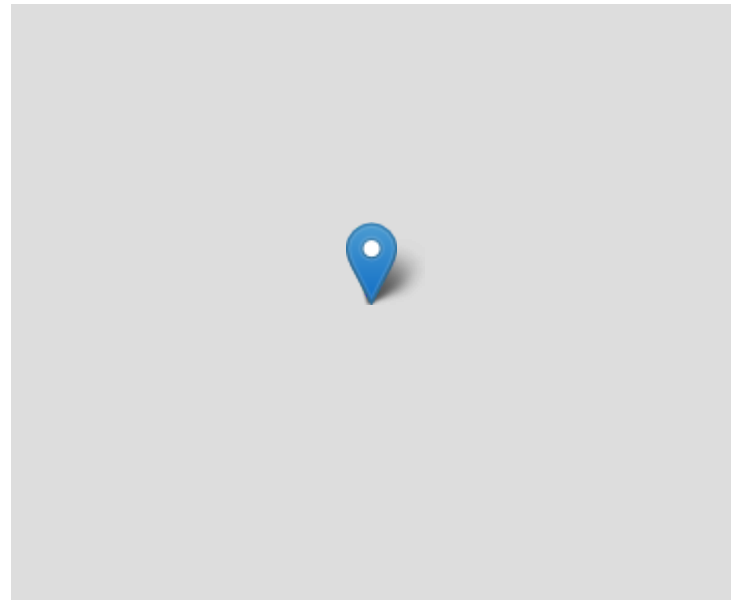
From our Lampeter office proceed along College Street. At the mini roundabout turn right into Station Terrace. Proceed along this road and the property will be found on your right hand side, just after the entrance to the University Campus.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk


Virtual Video available on our Website – www.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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Lower Ground Floor



Second Floor



Ground Floor



First Floor



For illustration purposes only. Floorplan not to scale and measurements are approximate.
Plan produced using PlanUP.