

Regulated by:



Since 1989

*A stylish 3 bedroomed, 4 bathroomed Town House. Centre of Town location. Lampeter, West Wales*



40 Bridge Street, Lampeter, Ceredigion. SA48 7AA.

REF: R/3014/LD

£265,000

\*\*\* Stylish and modern Town House \*\*\* Extremely well presented - Absolutely stunning and tastefully decorated throughout

\*\*\* Spacious and well presented 3 bedroomed, 4 bathroomed Family residence \*\*\* Prepare to be impressed - Space in abundance \*\*\* Convenient well presented Town Centre residence \*\*\* Mains gas fired central heating and UPVC double glazing \*\*\* Recently landscaped garden with large paved patio area and a level lawn - Enclosed and secure \*\*\* Car port and store shed being easily accessible via rear service lane with parking for up to 2 vehicles

\*\*\* The perfect Family home \*\*\* Town living at its best \*\*\* Convenience at your doorstep \*\*\* Within level walking distance to a range of local amenities \*\*\* This property is a must see



## LOCATION

Lampeter is a bustling University Town located in the heart of the renowned Teifi Valley, 12 miles inland from the beautiful Cardigan Bay Coast of Aberaeron and 20 or so miles North of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling, Banks, Doctors Surgery, Pharmacies and Supermarkets.

## GENERAL DESCRIPTION

Prepare to be impressed. The property consists of 3 bedrooms, 4 bathrooms, 2 reception rooms and a modern Family kitchen. The property benefits from mains gas fired central heating, recently re-plumbed and part re-wired, with UPVC double glazing. Prepare to be impressed by its size, its convenient location and the tasteful decor.

Externally, the property has undergone further refurbishment via a landscaped garden with a large patio area and level lawn.

This property truly does deserve to be viewed at your earliest convenience and won't be on the market for long. The refurbished accommodation currently offers the following:-

## GROUND FLOOR

### RECEPTION HALLWAY

Having access via a solid front entrance door with fan light over. To the rear lies the timber staircase to the First Floor accommodation, radiator.



### LIVING ROOM

13' 10" x 16' 8" (4.22m x 5.08m) into bay. Newly decorated and enjoying a tiled modern fireplace with a painted timber surround with an in-built Real Flame gas fire, T.V. point.



### SITTING ROOM/DINING ROOM

14' 3" x 12' 0" (4.34m x 3.66m). With a UPVC fully glazed French doors opening onto the patio area, T.V. point, radiator.



### SHOWER ROOM

Being half tiled, pedestal wash hand basin, low level flush w.c., walk-in shower, radiator.



### KITCHEN

21' 6" x 10' 0" (6.55m x 3.05m). With a fitted light Beech effect wall and floor units with a single drainer sink unit and ceramic worktops, 4 ring gas hob, oven and grill, extractor fan over, plumbing for washing machine, newly tiled flooring, radiator, UPVC double glazed double aspects windows overlooking the patio area, half glazed rear entrance door.

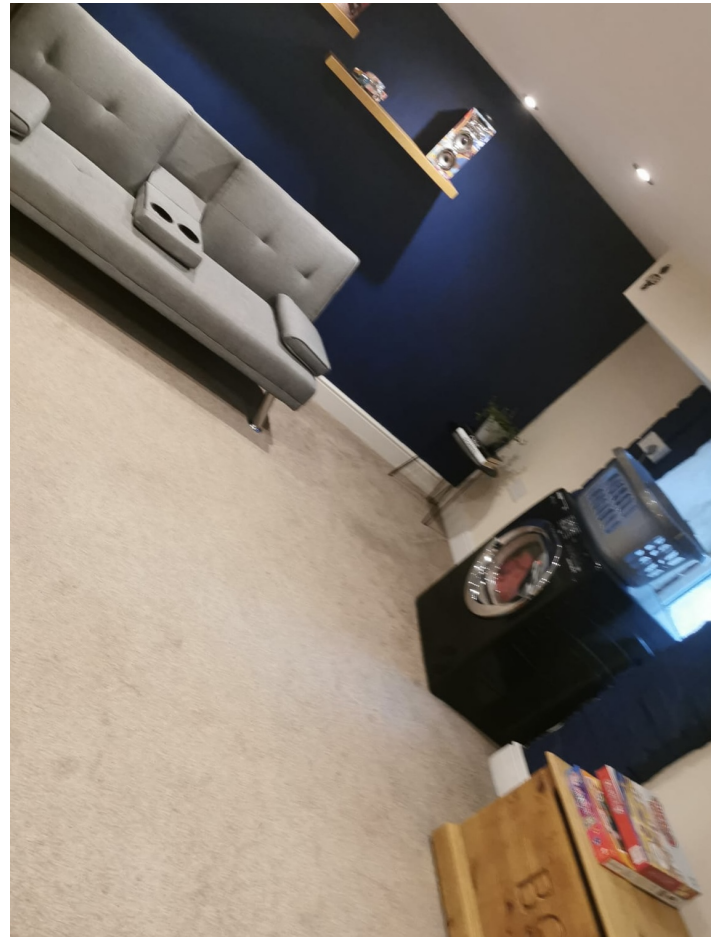




## LOWER GROUND FLOOR

### OFFICE/PLAY ROOM

17' 5" x 9' 0" (5.31m x 2.74m). Carpeted, with a radiator, UPVC window and electricity connected.



## FIRST FLOOR

### REAR LANDING

To

### BEDROOM 3

10' 9" x 9' 3" (3.28m x 2.82m). With double aspect windows, T.V. point, radiator, Velux window.





### EN-SUITE TO BEDROOM 3

A modern suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, Matte Black heated towel rail, splash boarding.



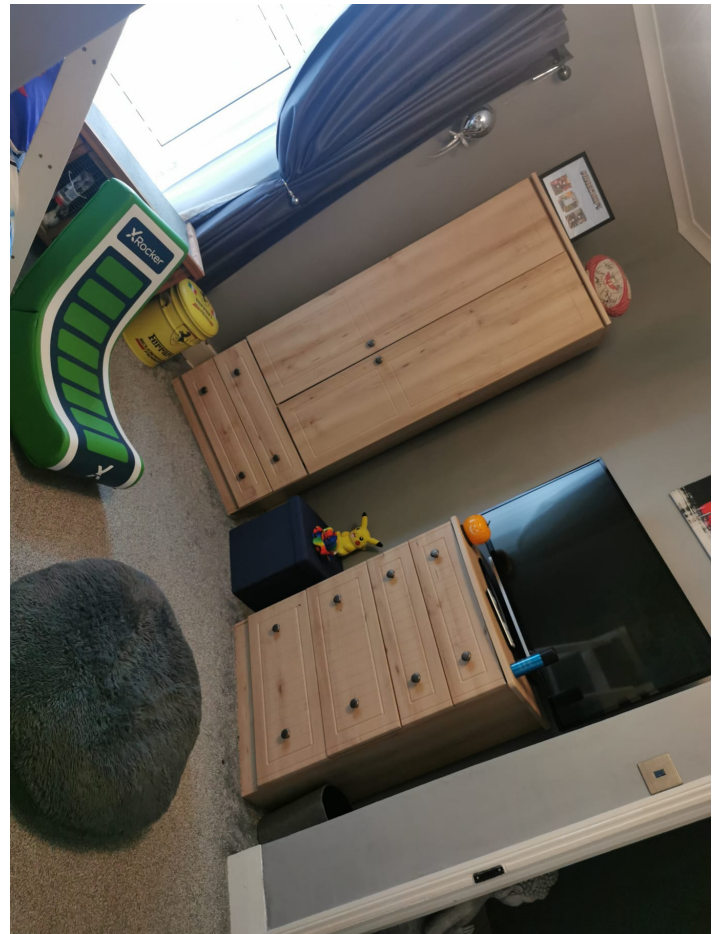
### FRONT LANDING

Having airing cupboard with newly fitted Ideal mains gas combi boiler and shelving.

With access to LOFT SPACE via a drop down ladder. N.B. Potential for loft conversion for a 4th Bedroom with it being fully boarded and having electricity connected.

### REAR BEDROOM 2

12' 0" x 10' 6" (3.66m x 3.20m). With T.V. point and radiator.



### MASTER BEDROOM

15' 1" x 10' 4" (4.60m x 3.15m). With T.V. point and radiator.



### EN-SUITE TO MASTER BEDROOM

A stunning contemporary styled suite with a double shower cubicle with mains fed shower, low level flush w.c., contemporary style pedestal wash hand basin, Matte Gray heated towel rail, spot lighting, extractor fan, splash boarded throughout.



### FAMILY BATHROOM

A contemporary styled newly fitted suite comprising of a panelled Jacuzzi bath, low level flush w.c., pedestal wash hand basin, Matte Gray heated towel rail, spot lighting, extractor fan, splash boarded.





## EXTERNALLY

### GARDEN

A recently landscaped rear garden currently laid out to a large paved patio area ideal for outdoor dining and seating leading onto a newly laid level lawn with a pathway leading down to the store shed and car port. The garden is completely enclosed and private ideal for young Families.



### GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## CAR PORT

20' 0" x 9' 0" (6.10m x 2.74m).

## WORKSHOP

19' 7" x 8' 0" (5.97m x 2.44m).

## PARKING

Parking for up to 2 vehicles to the rear of the property having easy access via a rear service lane.

## AGENT'S COMMENTS

Truly a must see. A stylish presented Town House offering great Family proportions and no work needed.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'D'.

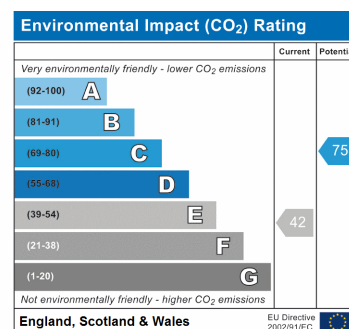
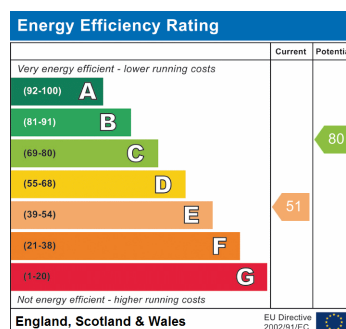
## Services

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

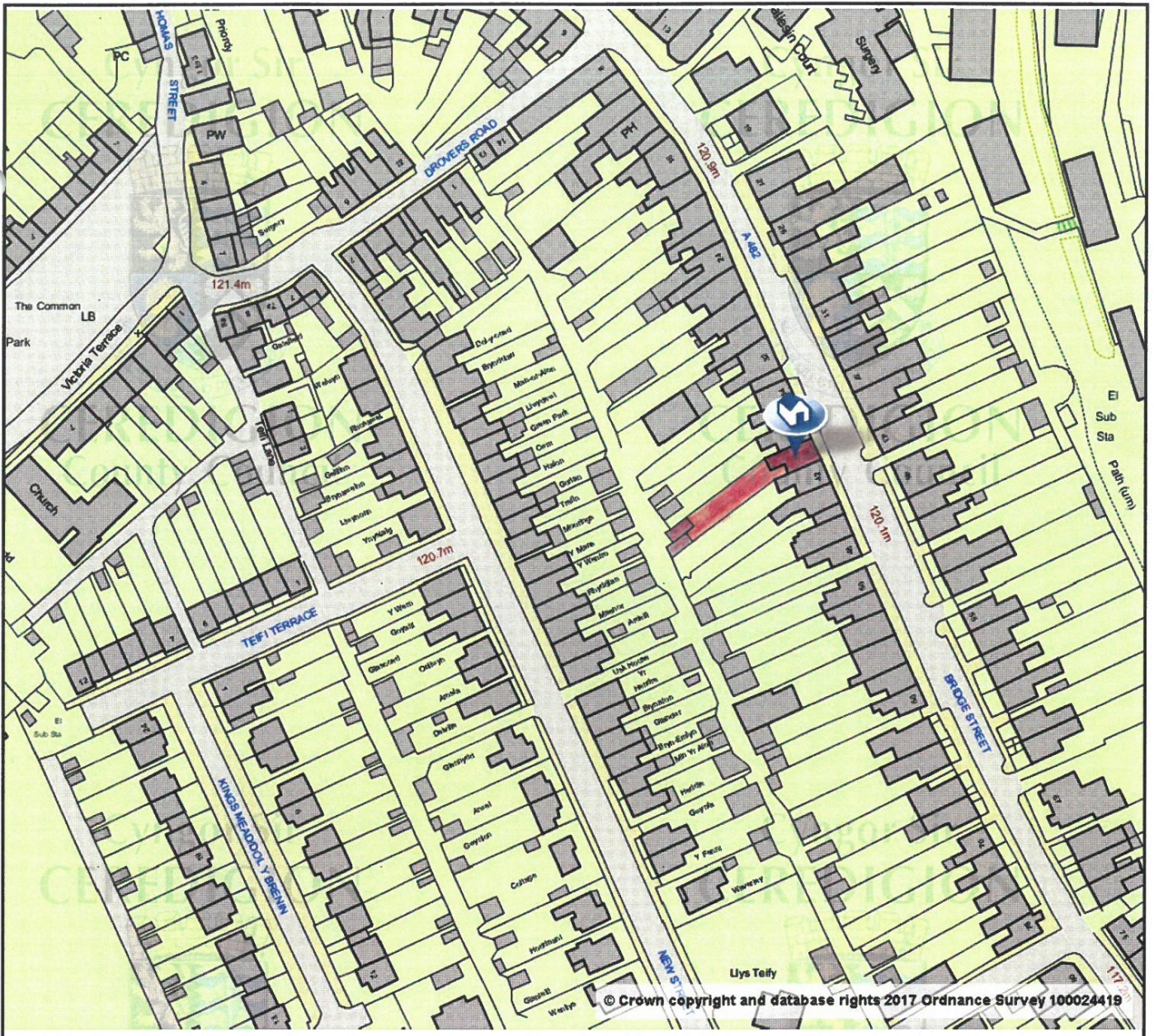
Broadband available.

## Directions

From our Lampeter Office continue to the roundabout on Harford Square. Take the first left hand turning. Continue on this road for a further 200 yards and the property will be located 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](mailto:lampeter@morgananddavies.co.uk)







**Map Legend**  
Advice and Benefits  
■ Local\_District\_Offices  
--- Ceredigion

