

Regulated by:



**RICS**



Since 1989

*Well appointed conveniently positioned 2 bedroomed Apartment. Lampeter, West Wales*



**Apartment 4 Glanyrafon Cwrt Dulas, Lampeter, Ceredigion. SA48 7HY.**

**REF: R/2581/LD**

**£135,000**

\*\*\* No onward chain \*\*\* Conveniently well positioned second floor Apartment \*\*\* Deceptive and well appointed 2 bedroomed, 2 bathroomed accommodation \*\*\* Mains gas central heating, UPVC double glazing, intercom security entry system and communal lift

\*\*\* Pleasant edge of Town development \*\*\* Low maintenance - Stress free living \*\*\* NHBC 10 Year Guarantee - 5 years remaining

\*\*\* Allocated parking \*\*\* Communal garden \*\*\* Walking distance to all Town amenities and within close proximity to the University of Wales Trinity Saint David Campus and Schools \*\*\* Fine country views - Picturesque elevated outlook

## LOCATION

Lampeter is a traditional University Town located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 or so miles North from Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with Business and Leisure facilities, including both Junior and Secondary Schooling and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

Here we have on offer an exciting opportunity to acquire a second floor 2 bedroomed Apartment of excellent high standard and high Craftmanship. The Apartment offers a modern kitchen and bathrooms as well as deceptively spacious living accommodation.

The Apartment block is located in a select residential development within the Town of Lampeter and enjoys easy level access to all Town amenities. The Apartment was built by a reputable Local Builder and is of high insulative qualities and currently offers the following accommodation:-

### ENTRANCE HALL

With double service cupboard that houses the fuse box, storage facility, Glow Worm mains gas combi boiler, oak laminate flooring throughout.



## BATHROOM

Having a contemporary styled suite comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level flush w.c., radiator, extractor fan.



### INNER HALL

With two built-in laundry/storage cupboards, radiator.

### PRINCIPAL BEDROOM

11' 9" x 9' 8" (3.58m x 2.95m). With oak laminate flooring, radiator, pleasant country views.





## EN-SUITE

Having a fully tiled modern suite with low level flush w.c., vanity unit with wash hand basin, shaver light and point, corner shower cubicle, radiator, extractor fan.



## BEROOM 2

11' 9" x 7' 8" (3.58m x 2.34m). With radiator, pleasant country views.



## OPEN PLAN LIVING/KITCHEN/DINING ROOM

27' 0" x 11' 8" (8.23m x 3.56m). A modern contemporary style fitted kitchen of Shaker style with wall and floor units with laminate work surfaces over, stainless steel single sink and drainer unit with mixer tap, integrated electric fan oven with 4 ring gas hob and extractor hood over, integrated fridge/freezer, space for dishwasher and washing machine, breakfast bar.



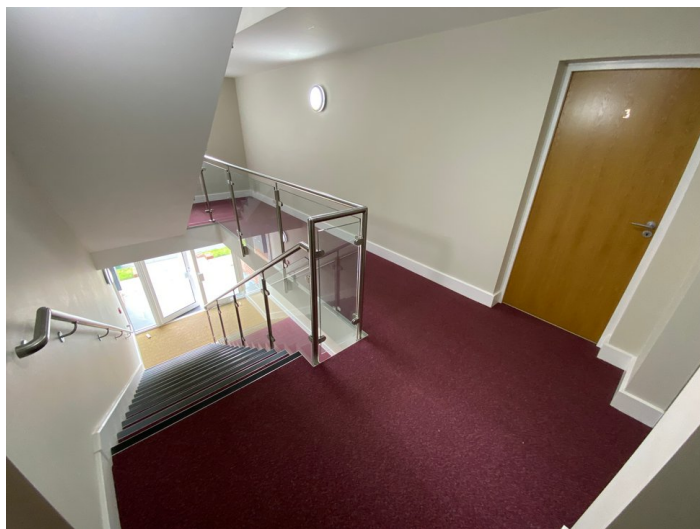
## DINING/LIVING AREA

With oak laminate flooring, radiator, patio doors opening onto a glazed closed balcony area, all of which having pleasant country views.



## COMMUNAL AREA

Communal Entrance  
Foyer and Lobby  
Contemporary Staircase  
Central Lobby serving all Floors  
OTIS Lift for access between all Floors  
Intercom Security entrance system  
UPVC double glazing  
Allocated parking



## FRONT OF PROPERTY





## FINE COUNTRY VIEWS



### AGENT'S COMMENTS

Conveniently positioned well appointed Apartment. Low maintenance living.

### TENURE AND POSSESSION

We are informed the property is of LEASEHOLD TENURE and will be vacant on completion. No onward chain.

### COUNCIL TAX

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

### 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, Fibre Broadband available. 125 Year Leasehold with 120 year remaining with equity share and service charge. Further details from the Sole Selling Agents.

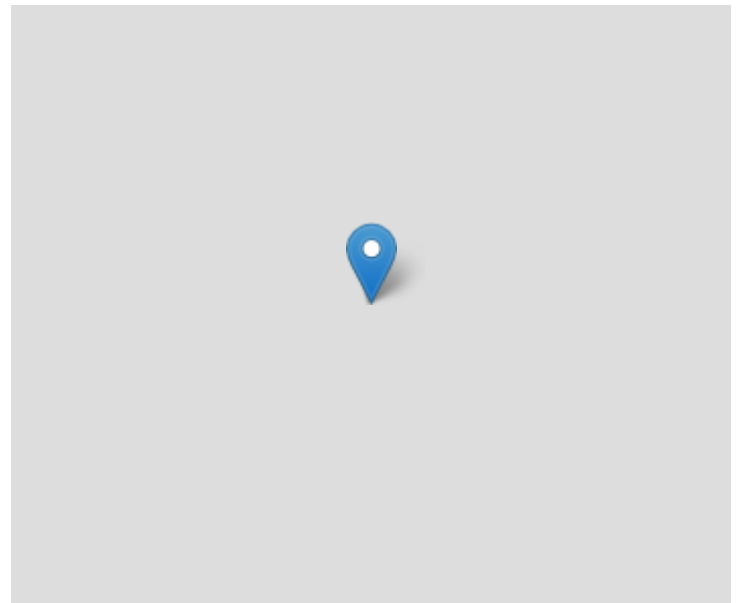
### Directions

From Lampeter Town Centre proceed down College Street, passing the University Campus. After the mini roundabout take the second right hand turning into Mill Street. Proceed along Mill Street taking the second turning into Cwrt Dulas. Proceed through the select cul-de-sac and the Apartments can be found further along on your left 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)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	