

Regulated by:



RICS



Since 1989

Town Centre. A Spacious & Comfortable 4/5 Bedroomed Town House In Lampeter, West Wales.



10 Peterwell Terrace, Lampeter, Ceredigion. SA48 7BX.

R/3032/LD

£195,000

***** NO ONWARD CHAIN *****

***** Town Centre Location *** A Spacious Double Fronted Town House *** Mid Terraced With 5 Bedrooms & 2 Reception Rooms *** Low maintenance rear courtyard and patio area, fully private, with planted rockery *****

***** Mains Gas Fired Central Heating, Double Glazing & Good Broadband Speeds Available *** Level Walking Distance To A Range Of Local Amenities *** Suitable For A Family Home Or Retirement Living Or Investment Purchase *****

LOCATION

The property is located within the town centre of Lampeter which is located 12 miles inland from the Cardigan Bay coastline at Aberaeron, 20 miles or so from Carmarthen to the South. Lampeter offers a wide range of amenities, with business, leisure facilities, Junior and Senior schooling. Swimming Pool and Leisure Centre close by.

GENERAL

The property offers spacious 5 bedroomed accommodation, perfectly suiting for a family home being conveniently positioned opposite the Primary and Secondary schools. The property itself is mid terraced and benefits from mains gas central heating and double glazing. Good broadband speeds available.

The property offers more particularly the following :-

RECEPTION HALL

via Upvc entrance door. Radiator. Staircase to first floor accommodation

LIVING ROOM

23' 4" x 7' 2" (7.11m x 2.18m) with sliding patio doors opening onto the rear courtyard. Laminate flooring. Tiled fireplace with gas fire (Not tested), with decorated timber surround. 2 radiators.



DINING ROOM

12' 9" x 12' 3" (3.89m x 3.73m) with feature open fireplace with tiled hearth. Radiator and recessed storage cupboard.



GROUND FLOOR - BEDROOM 5

12' 6" x 7' 9" (3.81m x 2.36m) with radiator.

KITCHEN

19' 9" x 8' 4" (6.02m x 2.54m) with fitted oak kitchen with range of wall and floor units with worksurfaces over. 1.5 sink and drainer unit. Cooker point and space. Plumbing for washing machine and space for tumble drier. 'Vaillant' mains gas heating boiler running all systems in the property. Rear entrance door to courtyard.

FIRST FLOOR

LANDING

With access to loft space.



REAR BEDROOM 1

11' 7" x 8' 3" (3.53m x 2.51m) with radiator.

**FRONT BEDROOM 4**

9' 0" x 7' 1" (2.74m x 2.16m) with radiator.

**FRONT BEDROOM 2**

11' 5" x 17' 7" (3.48m x 5.36m) with radiator.

**FRONT BEDROOM 3 / STUDY**

8' 6" x 5' 3" (2.59m x 1.60m) with radiator.

BATHROOM

Comprising 3 piece suite with panelled bath with 'Triton' shower over. Low level flush w.c., pedestal wash hand basin. Radiator and built in linen cupboard.

**EXTERNALLY****OUTSIDE W.C.**

COURTYARD / GARDEN

Located at the rear of the property, being fully enclosed and private with planted rockery and ample space for outdoor entertaining.



AGENTS COMMENTS

A substantial and spacious family home in a convenient location.

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 property - D

Services

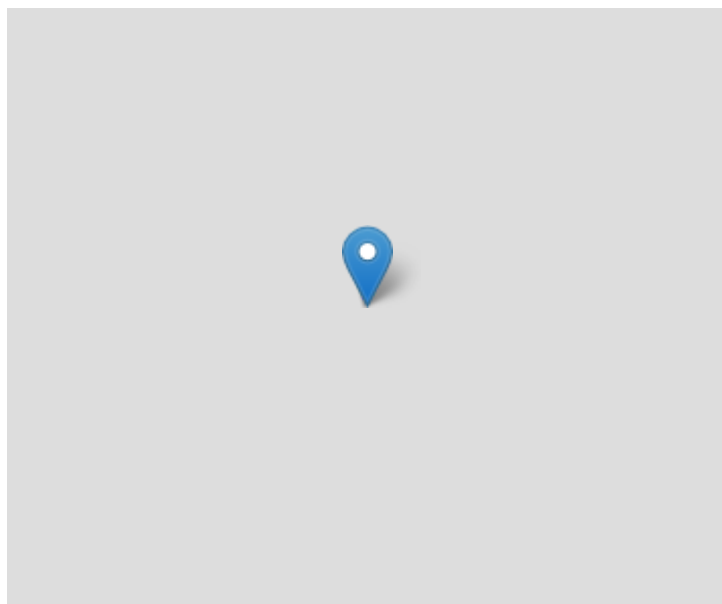
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, gas fired central heating, double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions


The property is located opposite Ysgol Bro Pedr School, just off the town centre of Lampeter. From our Lampeter office, proceed along the High Street and turn left by Hafan Deg Residential Home. Proceed past the Rookery car park and the property will be located 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

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'.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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