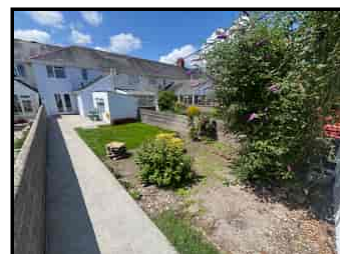


A highly desirable location. A 3 bedroomed mid terraced house with low maintenance garden and garage. Lampeter, West Wales



Trefin, New Street, Lampeter, Ceredigion. SA48 7AL.

£230,000

REF: R/4801/LD

*** A highly desirable residential district of Lampeter *** A deceptive and recently refurbished quaint mid terraced house *** 3 bedroomed accommodation *** Mains gas central heating, UPVC double glazing and good Broadband connectivity

*** Low maintenance enclosed rear garden area with large patio *** External utility room *** Detached garage with possible parking space to the rear

*** Good sized Family home *** Close to Ysgol Bro Pedr *** Within level walking distance to the Town Centre and all of its amenities *** Early viewing recommended



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Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morganandd Davies.co.uk

LOCATION

Well positioned in the popular residential district of New Street, within level walking distance of the Town Centre offering a good range of local amenities including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

GENERAL DESCRIPTION

A sought after and well positioned mid terraced property within the Town of Lampeter. The property offers deceptive 3 bedroomed accommodation and recently being refurbished. It benefits from mains gas central heating, double glazing and good Broadband connectivity.

To the rear lies an enclosed garden area with a large patio and garden area that leads onto the garage and rear access to a service lane.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With solid front entrance door, wood effect laminate flooring, staircase to the first floor accommodation, radiator.



LIVING ROOM

15'12" x 11'. With wood effect laminate flooring, open fireplace with oak mantle.



DINING ROOM

14' 2" x 11' 7" (4.32m x 3.53m). With patio doors opening onto the rear garden area, understairs storage cupboard, separate alcove built-in cupboard, wood effect laminate flooring.



KITCHEN

11' 7" x 8' 9" (3.53m x 2.67m). A pine fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated electric oven with 4 ring hob, space for under counter fridge.



REAR HALL

With walk-in storage cupboard, boiler room housing the Worcester mains gas central heating boiler.

FIRST FLOOR

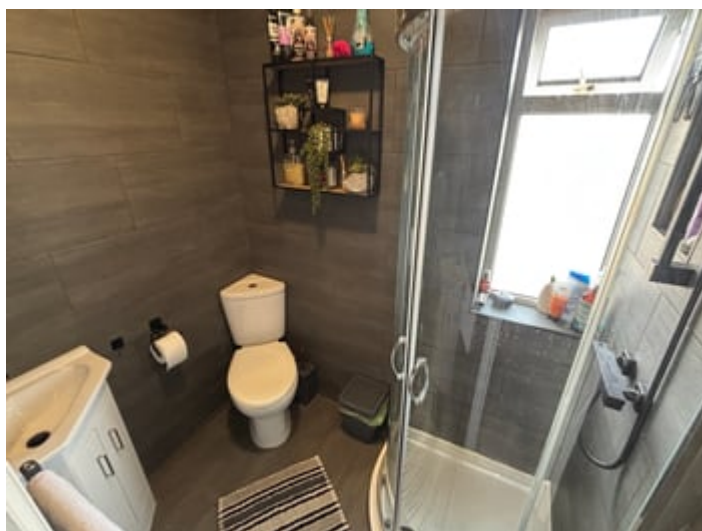
LANDING

With access to the loft space.



SHOWER ROOM

A modern and stylish fully tiled suite comprising of a corner shower cubicle, low level flush w.c., corner vanity unit with wash hand basin, heated towel rail.



REAR BEDROOM 2

10' 7" x 9' 2" (3.23m x 2.79m). With radiator, built-in cupboard, enjoying views over the rear garden.



FRONT BEDROOM 1

13' 5" x 10' 5" (4.09m x 3.17m). With radiator.



FRONT BEDROOM 3

9' 9" x 6' 3" (2.97m x 1.91m). With radiator.



EXTERNALLY

UTILITY ROOM

With newly fitted units with 1 1/2 sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer.



UTILITY ROOM (SECOND IMAGE)



GARAGE

20' 0" x 10' 3" (6.10m x 3.12m). With an up and over door and side service door, electricity connected.



GARDEN

The property enjoys a low maintenance enclosed garden area being laid mostly to patio with a small lawned area with flower and shrub beds. The property enjoys rear access via a service lane and potential for off street parking.



GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

The property enjoys a sought after location and offers deceptive and spacious accommodation. A must view.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER WA660362	
ORDNANCE SURVEY PLAN REFERENCE	SN 5747 B	B	Scale 1/1250 Enlarged from 1/2500
COUNTY DYFED		DISTRICT CEREDIGION	
		© Crown copyright	

ADMINISTRATIVE AREA

CEREDIGION
SIR CEREDIGION



Council Tax: Band D

N/A

Parking Types: Garage. Not Allocated. On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

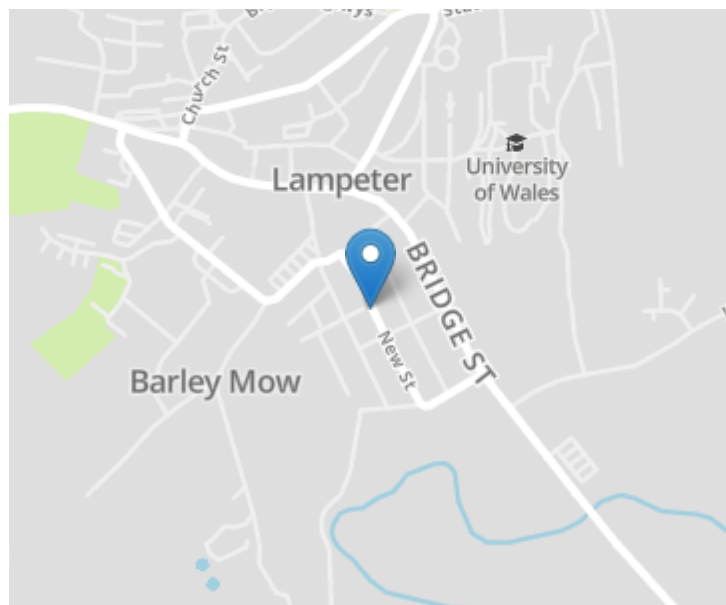
Any risk of coastal erosion? No

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 our Lampeter Office proceed across Harford Square and along to Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Continue to the junction in Drovers Road and turn left for New Street. The property will be found near the middle of New Street 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 properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

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