

*Town Centre location. A well presented and deceptive 4 bedroomed mid terraced house with low maintenance garden, garage and parking. Lampeter, West Wales*



**37 Bridge Street, Lampeter, Ceredigion. SA48 7AA.**

**£225,000**

**REF: R/5065/LD**

\*\*\* No onward chain \*\*\* Prominent Town Centre location \*\*\* Well presented, highly appealing and attractive mid terraced bay fronted Town House \*\*\* Deceptive 4 bedroomed Family proportioned accommodation \*\*\* Modern recently fitted kitchen \*\*\* Mains gas central heating and UPVC double glazing

\*\*\* Detached garage/workshop \*\*\* Off street parking to the rear - Via a rear service lane \*\*\* Low maintenance enclosed garden area with gravel and large patio \*\*\* Adjoining store shed/utility \*\*\* Low maintenance Town living

\*\*\* Convenient Town Centre location - Amenities on your door step \*\*\* Well presented and appointed Town property and enjoying views over the University of Wales Trinity Saint David Campus \*\*\* Positioned in a desirable residential district of Lampeter \*\*\* Early viewing highly recommended



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## LOCATION

Lampeter is a bustling University Town located in the heart of the Teifi Valley, 12 miles inland from the Georgian Harbour Town of Aberaeron, 24 or so miles North from the County 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, Supermarkets, Doctors Surgery, Chemists, Places of Worship. Dentists and a Bank.

## GENERAL DESCRIPTION

A traditional bay fronted mid terraced Town House offering deceptive and well presented recently refurbished accommodation with 4 bedrooms and a modern recently fitted kitchen. The property benefits from mains gas fired central heating, double glazing, rear lean-to utility/store shed and the welcome addition of a large garage/workshop with off street parking.

To the rear of the property lies a terraced enclosed garden area being low maintenance and laid to gravel and a patio area providing fantastic outdoor space. The rear of the property backs onto the University of Wales Trinity Saint David Campus providing a great view and location.

The property is located in the centre of the Town and on the doorstep to all everyday amenities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL



Accessed via a UPVC front entrance door.

## RECEPTION HALL (SECOND IMAGE)



## LIVING ROOM



16' 9" x 13' 8" (5.11m x 4.17m) into bay. With radiator, period alcove storage and shelving area, feature fireplace.

## LIVING ROOM (SECOND IMAGE)



## REAR HALL



## INNER HALLWAY

With staircase to the first floor accommodation with understairs storage cupboard, radiator.

## DINING ROOM



11' 6" x 15' 8" (3.51m x 4.78m). With a modern tiled fireplace housing a gas fire (currently not connected), radiator, fully glazed to a rear patio area.

With a UPVC rear entrance door.

## KITCHEN



12' 2" x 8' 8" (3.71m x 2.64m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring hob, radiator.

## KITCHEN (SECOND IMAGE)



**FIRST FLOOR****FRONT LANDING**

With access to a loft space, radiator.

**FRONT BEDROOM 3**

11' 1" x 7' 2" (3.38m x 2.18m). With radiator.

**FRONT BEDROOM 1**

17' 2" x 10' 3" (5.23m x 3.12m) into bay. With radiator.

**REAR BEDROOM 2**

14' 2" x 11' 5" (4.32m x 3.48m). With radiator.

**REAR LANDING**

With Velux roof window.

**REAR BEDROOM 4**

7' 2" x 5' 10" (2.18m x 1.78m). With radiator, access to the loft space, boiler cupboard with Logic Ideal mains gas fired central heating boiler.

## BATHROOM



8' 8" x 8' 8" (2.64m x 2.64m). Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin with shaver light and point, airing cupboard with hot water cylinder and immersion.

## EXTERNALLY

## LEAN-TO UTILITY ROOM/GARDEN STORE



11' 6" x 7' 4" (3.51m x 2.24m). With tiled flooring, electricity and water connection.

## LEAN-TO UTILITY ROOM/GARDEN STORE (SECOND IMAGE)



## DETACHED GARAGE



29' 3" x 13' 9" (8.92m x 4.19m). With separate entrance hallway, electricity connected, roller shutter door and ample storage loft above.

## GARDEN

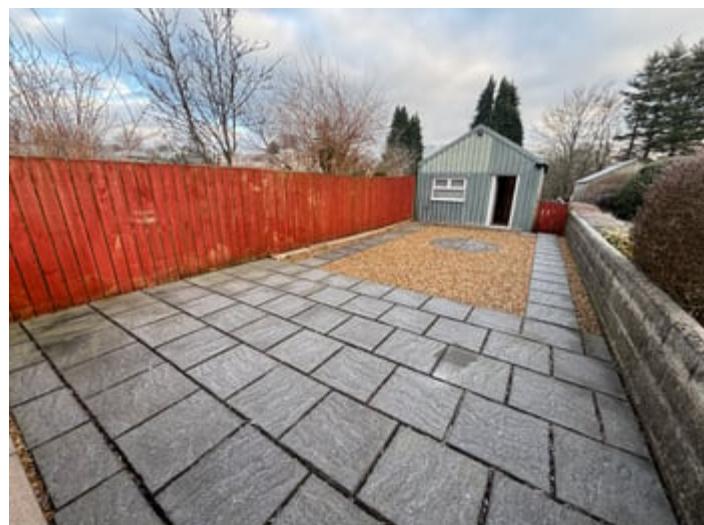


The property enjoys an enclosed terraced low maintenance garden area being laid to patio with decorative gravel. It offers pleasant outdoor space in a convenient Town Centre location.

## GARDEN (SECOND IMAGE)



## GARDEN (THIRD IMAGE)



## PARKING AND DRIVEWAY



Parking is located to the rear of the property accessed via a rear service lane.

## VIEWS TO REAR



To the rear the property backs onto the University of Wales Trinity Saint David Campus.

## FRONT OF PROPERTY



## AERIAL VIEW OF PROPERTY



## LAMPETER TOWN



## AGENT'S COMMENTS

A well positioned and well maintained Town residence in a popular location.

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## 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.

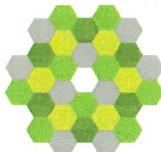
## Services

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.

# HM Land Registry

## Official copy of title plan

Title number **CYM373649**  
Ordnance Survey map reference **SN5747NE**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Ceredigion / Ceredigion**



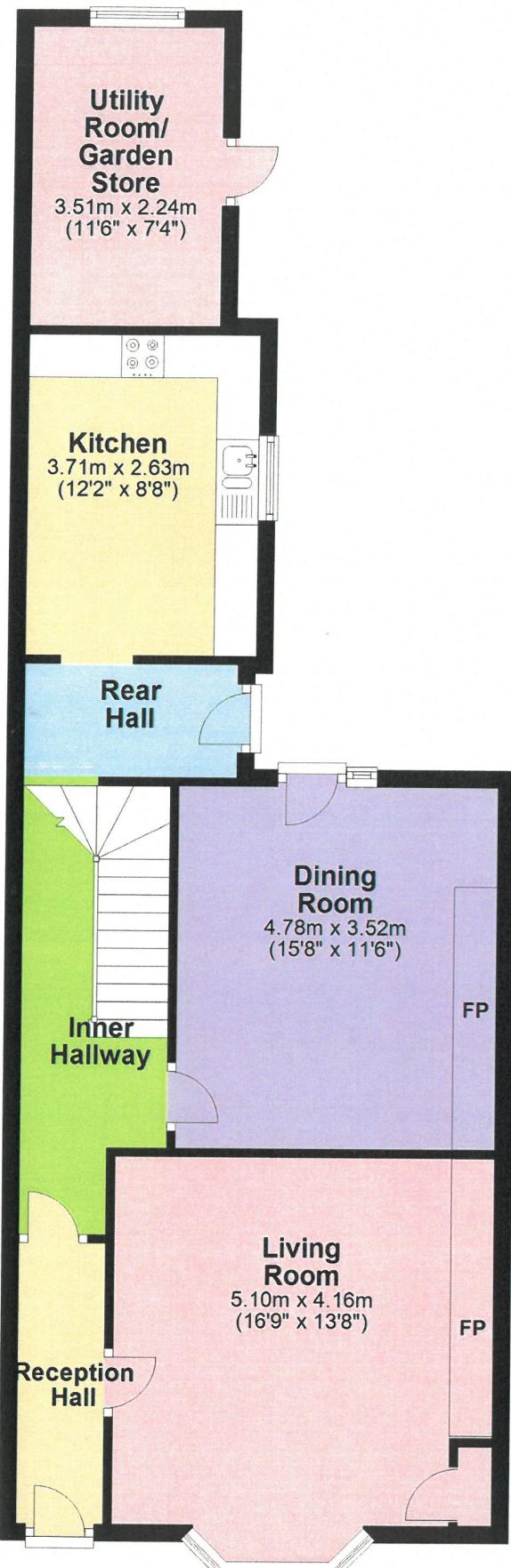
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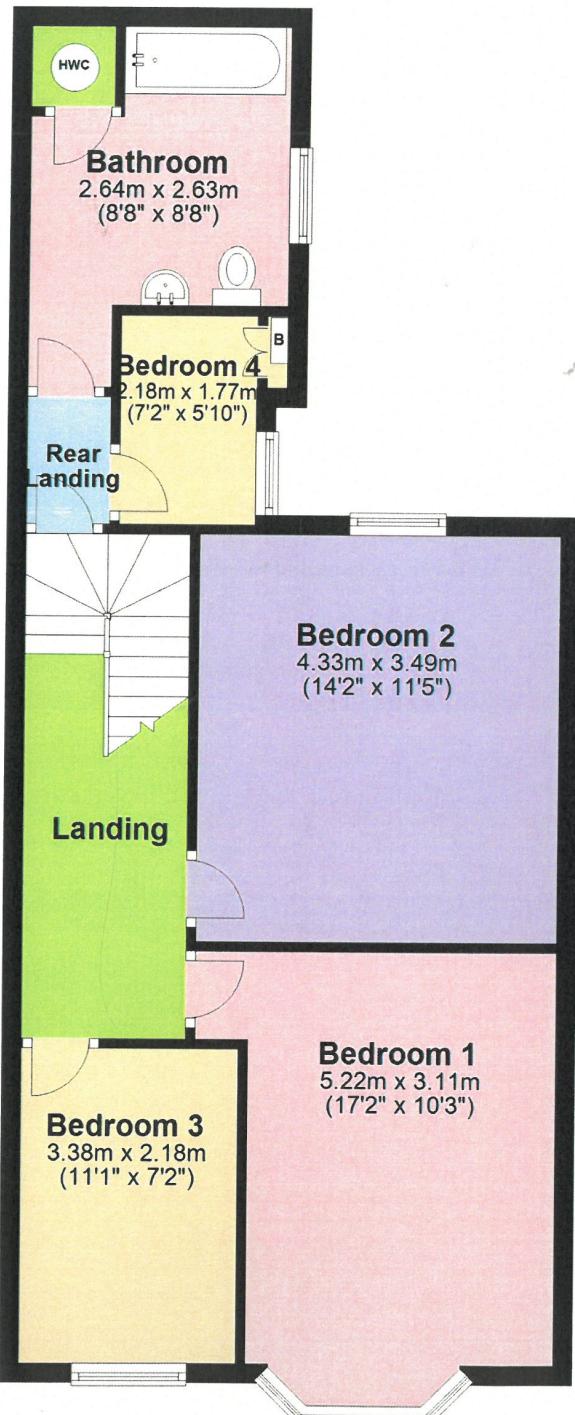
## Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



## First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 126.6 sq. metres (1363.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Garage, Off Street, Rear.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Not suitable for wheelchair users.

**EPC Rating:** D (66)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

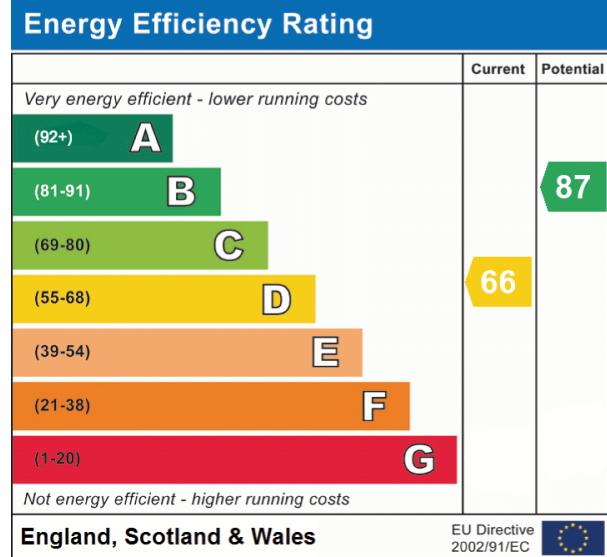
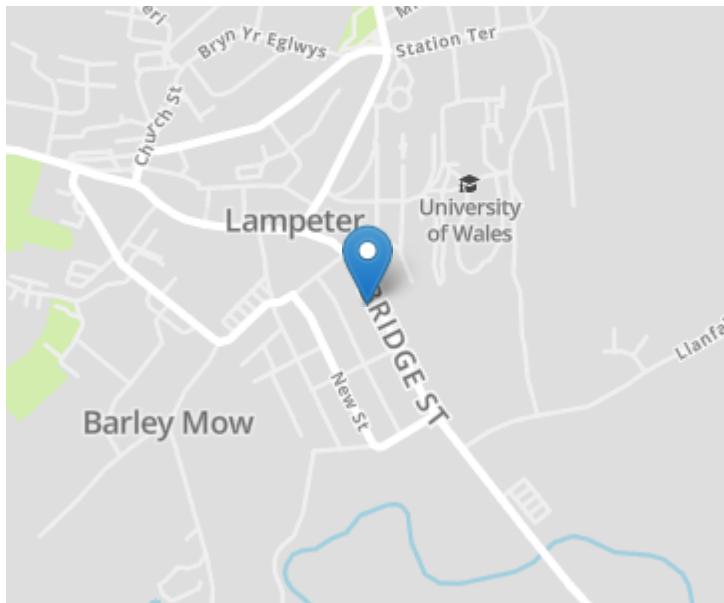
Any risk of coastal erosion? No

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 along Bridge Street. The property will be found on your left hand side after approximately 500 yards, 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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
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**Ceredigion**  
**SA48 7DT**

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