

*A substantial mid terraced Town House offering 6 bedroomed, 2 bathroomed accommodation, garage and garden. Lampeter Town Centre, West Wales*



12 Station Terrace, Lampeter, Ceredigion. SA48 7HH.

£265,000

REF: R/4570/LD

\*\*\* A substantial mid terraced Town House \*\*\* Recently refurbished 6 bedroomed, 2 bathroomed accommodation \*\*\* Well presented with laminate flooring throughout, mains gas central heating and UPVC double glazing \*\*\* Modern kitchen and bathroom suites

\*\*\* Low maintenance courtyard style rear garden \*\*\* Detached garage and off street parking to the rear

\*\*\* Town Centre location - Positioned opposite the University of Wales Trinity Saint David Campus \*\*\* Level walking distance to all amenities within the Town \*\*\* Perfect Family home or potential to sub divide \*\*\*  
Contact us today to view



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Lampeter is a bustling 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 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 and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

A substantial 6 bedroomed mid terraced Town House having recently been refurbished to now offer a comprehensive Family home with a modern kitchen and bathroom suites and benefiting from mains gas central heating, double glazing and good Broadband connectivity.

The property enjoys a Town Centre location with the added benefit of a detached garage and rear parking along with a low maintenance courtyard style rear garden.

A property deserving early viewing. You will not be disappointed.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a solid front entrance door, laminate flooring, radiator, staircase to the first floor accommodation, understairs cupboard/pantry.



### LIVING ROOM

14' 2" x 12' 8" (4.32m x 3.86m) into bay. With radiator, laminate flooring.



### SITTING ROOM

12' 8" x 12' 8" (3.86m x 3.86m). With laminate flooring, radiator.



### DINING ROOM

13' 7" x 8' 1" (4.14m x 2.46m). With laminate flooring, radiator.





## KITCHEN

11' 9" x 10' 3" (3.58m x 3.12m). A modern recently fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel double sink and drainer unit, electric oven, 5 ring gas hob with extractor hood over, radiator, tiled flooring, UPVC fully glazed rear entrance door.



## UTILITY ROOM

With plumbing and space for automatic washing machine, tiled flooring.



## SHOWER ROOM

Having a modern suite comprising of a shower cubicle, low level flush w.c., vanity unit with wash hand basin, extractor fan, spot lighting, radiator.



## FIRST FLOOR

### REAR LANDING

Leading to

### BATHROOM

A modern 3 piece suite comprising of a panelled bath with shower over, multi drawer vanity unit with wash hand basin, radiator, low level flush w.c., tiled flooring.



### SEPARATE W.C.

With low level flush w.c., wash hand basin. Ideal mains gas central heating boiler.



### FRONT LANDING

Leading to

### REAR BEDROOM 1

12' 4" x 12' 0" (3.76m x 3.66m). With radiator, laminate flooring.



### FRONT BEDROOM 2

14' 2" x 11' 2" (4.32m x 3.40m). With radiator, laminate flooring,



### FRONT BEDROOM 3

10' 7" x 7' 2" (3.23m x 2.18m). With laminate flooring, radiator.



### SECOND FLOOR

### SECOND FLOOR LANDING

With large storage cupboard.

### REAR BEDROOM 4

12' 5" x 12' 2" (3.78m x 3.71m). With laminate flooring, radiator.



### FRONT BEDROOM 5

13' 9" x 9' 3" (4.19m x 2.82m). With laminate flooring, radiator.





### FRONT BEDROOM 6

9' 9" x 9' 2" (2.97m x 2.79m)..With laminate flooring, radiator.



### EXTERNALLY

#### DETACHED GARAGE

15' 7" x 12' 0" (4.75m x 3.66m). With an up and over door opening onto the rear service lane.



### GARAGE (SECOND IMAGE)



### WORKSHOP

12' 0" x 3' 4" (3.66m x 1.02m). Located to the rear of the garage.

### REAR GARDEN

The property enjoys a low maintenance courtyard style garden being fully enclosed and private and laid to patio with access through to the rear service lane being gated and private.



### FRONT GARDEN

A delightful privet hedge garden with raised beds.



### **AGENT'S COMMENTS**

A substantial and prominent Family home in a Town Centre location close to a range of amenities.

### **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 - 'E'.

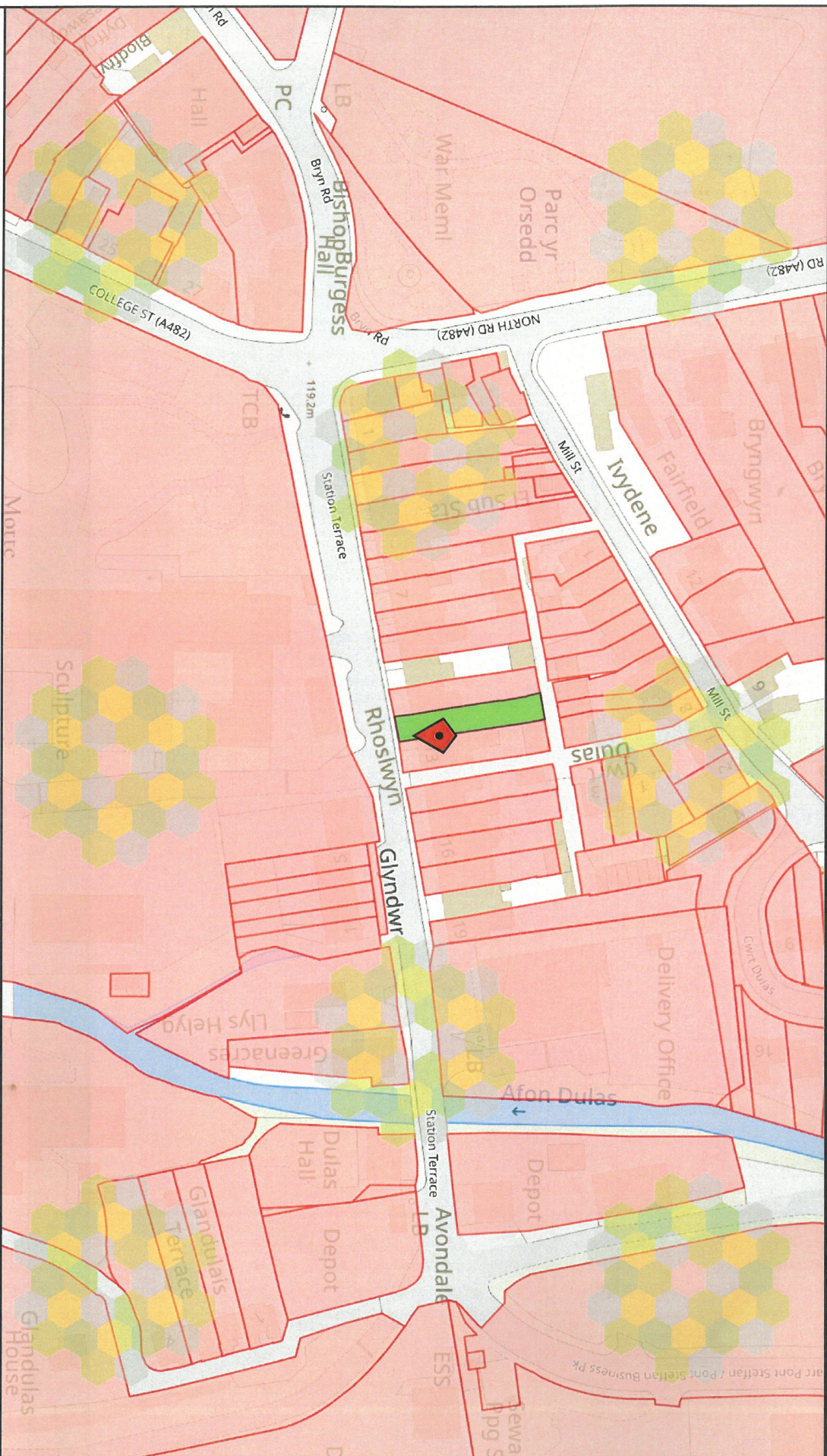
### **MONEY LAUNDERING REGULATIONS**

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.





0 5 10 15 20 25 30 35 40 50m

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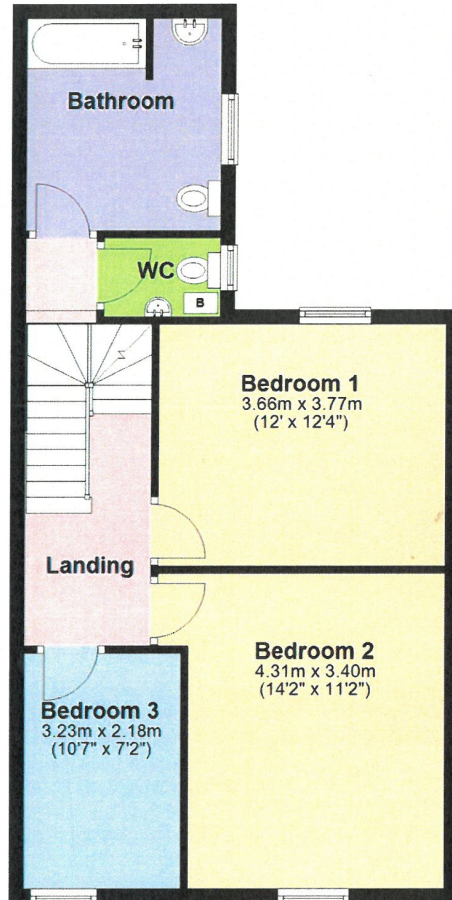
## Ground Floor

Approx. 98.7 sq. metres (1062.9 sq. feet)



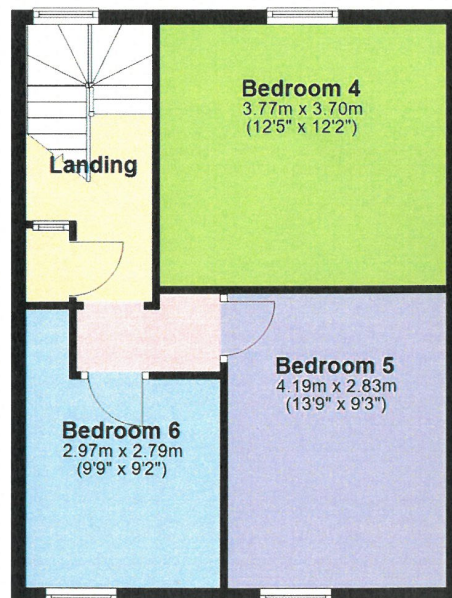
## First Floor

Approx. 58.7 sq. metres (631.3 sq. feet)



## Second Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 204.5 sq. metres (2200.9 sq. feet)

12 Station Terrace, Lampeter



**Council Tax:** Band E

N/A

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

**Heating Sources:** Double Glazing. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

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

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

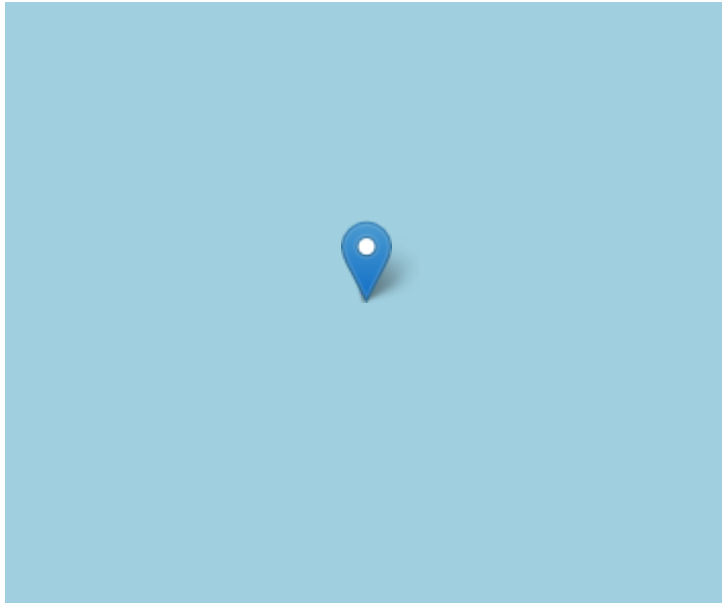
**Any risk of coastal erosion?** No

**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 down College Street. At the mini roundabout turn first right into Station Terrace. Proceed along Station Terrace and the property will be found on your left hand side opposite the entrance to the University Campus, 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](https://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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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