

Regulated by:



RICS



Since 1989

A well positioned end terraced cottage with low maintenance garden. Lampeter, West Wales



1 Victoria Terrace, Lampeter, Ceredigion. SA48 7DF.

REF: R/3599/LD

£130,000

*** No onward chain *** Town Centre position *** Convenient and well positioned end of terrace cottage *** 1 bedroomed accommodation *** Mains gas central heating and UPVC double glazing

*** Enclosed low maintenance garden - Laid to patio with raised flower beds and ornamental Fish pond *** Garden shed and attached store *** Gated Pedestrian side access

*** Walking distance to all Town amenities *** Within close proximity to Ysgol Bro Pedr School and the University of Wales Trinity Saint David Campus *** Contact us today to view



LOCATION

The subject property enjoys a convenient Town Centre position. 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 Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Secondary Schooling along with a good range of shopping facilities.

GENERAL DESCRIPTION

The property is a traditional end of terrace 1 bed roomed (formerly 2 bed roomed) cottage enjoying a convenient position within the Town of Lampeter. The property itself is in good order and benefits from mains gas central heating and double glazing and a low maintenance rear enclosed yard area with a side access gate.

The property enjoys level walking distance to a range of local amenities within the Town and is located opposite the 'Cwmins' Public Park with ample parking spaces.

THE ACCOMMODATION

FRONT PORCH

Of UPVC construction.

RECEPTION HALL

With radiator, staircase to the first floor accommodation.

LIVING ROOM

14'6" x 11'4", with a decorative closed fireplace with electric free standing fire, radiator, understairs storage cupboard.



KITCHEN

10'1" x 10'1", a fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, 4 ring gas hob, electric eye level oven, plumbing and space for automatic washing machine, radiator.



REAR CONSERVATORY

9'9" x 5'5", of UPVC construction.



FIRST FLOOR

LANDING

With access to the loft space.

BATHROOM/WET ROOM

With low level flush w.c., walk-in shower facility with shower over, pedestal wash hand basin, Velux roof window, radiator, aqua splash boarded walls.



BEDROOM 1

13'8" x 9'3", formerly being two separate bedrooms but now converted to offer a one large bedroom, with built-in wardrobes, two windows to the front, radiator.



EXTERNALLY

OUTHOUSE/BOILER ROOM

With an Ideal Logic mains gas central heating boiler running all domestic systems within the property.



GARDEN

A low maintenance enclosed yard area with a GARDEN SHED and enjoying a side gated access via a service lane. The garden also benefits from raised flower beds and an ornamental Fish pond.



GARDEN SHED



FISH POND



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A convenient low maintenance property within walking distance to all everyday amenities.

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 - 'C'.

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.

Directions

From our Lampeter Office proceed to the main square and bear left at the roundabout heading onto Bridge Street. By 'Lloyds Fish and Chip Shop' turn right onto Drovers Road. Proceed along Drovers Road to the junction. Continue straight on at the junction heading for the 'Cwmins' Car Park and Victoria Terrace. 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 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

