

*An attractive and deceptive 3 bedroomed semi detached house with garden and parking.
Lampeter Town Centre, West Wales*



Y Fron, 49 Bridge Street, Lampeter, Ceredigion. SA48 7AA.

£270,000

REF: R/4034/LD

*** No onward chain *** An attractive and traditional semi detached Town House *** Deceptive 3 bedroomed Family proportioned accommodation *** Benefiting from mains gas central heating and double glazing *** Full of original charm and character *** Further potential for conversion into loft (s.t.c.) *** Low maintenance Town living

*** Enclosed rear garden laid mostly to lawn with various shrubs *** Parking to the rear via a shared service lane

*** Convenient Town Centre location *** Town living at its best - Amenities on your doorstep *** A well presented and appointed Town property *** Backing on and enjoying views over the to the University of Wales Trinity Saint David Campus grounds *** Desirable residential district of Lampeter *** Early viewing recommended - Contact us today



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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 and Harbour Town of 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, Supermarkets, Doctors Surgery, Chemists, Places of Worship, Dentists and Bank.

GENERAL DESCRIPTION

A traditional semi detached Town House offering comfortable 3 bedroomed accommodation and benefiting from mains gas central heating and double glazing. The property enjoys a centre of Town location with an enclosed rear garden offering off street parking and a level lawned area. It enjoys views and backs onto the University ground providing privacy and also a great outlook.

It all it would perfectly suit Family accommodation and being within level walking distance to all everyday amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a solid front entrance door with fan light over, staircase to the first floor accommodation with understairs storage cupboard, radiator.

LIVING ROOM

13' 7" x 12' 6" (4.14m x 3.81m) into bay. With radiator, alcove fitted shelving, gas fire with timber surround.



SITTING ROOM

13' 0" x 11' 6" (3.96m x 3.51m). With radiator, electric fire with surround, alcove built-in cabinets.



KITCHEN

13' 2" x 9' 8" (4.01m x 2.95m). A Pine fitted Kitchen with a good range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, integrated electric oven, 4 ring gas hob with extractor hood over, rear entrance door.



INNER HALL

With large pantry cupboard.

BATHROOM

Having a 3 piece suite comprising of panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, boiler cupboard housing the Valliant combi boiler.



FIRST FLOOR

LANDING

With access to the loft space via a drop down ladder. The loft offers great conversion potential to create a further Bedroom accommodation (subject to consent).

REAR BEDROOM 1

12' 7" x 11' 7" (3.84m x 3.53m). With radiator.



EN-SUITE TO BEDROOM 1

Comprising of a low level flush w.c. and a pedestal wash hand basin.

FRONT BEDROOM 2

12' 9" x 10' 6" (3.89m x 3.20m). With radiator.



FRONT BEDROOM 3

9' 6" x 7' 0" (2.90m x 2.13m). With radiator.



EXTERNALLY

WORKSHOP/UTILITY

With a Belfast sink, plumbing and space for automatic washing machine and fitted shelving.



GARDEN

An enclosed stone walled garden enjoying a concreted patio area that leads onto a level lawned garden with concreted pathway leading onto the parking area that enjoys access via a shared service lane. The garden has been well kept and cared for over the last few years and offers a haven within the Town. To the rear of the garden lies the University grounds offering fantastic rural views.



GARDEN (SECOND IMAGE)



VIEWS TO REAR



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A convenient Town Centre property offering deceptive accommodation and off street parking.

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 - 'D'.

MONEY LAUNDERING REGULATIONS

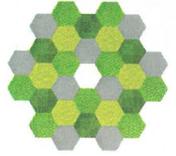
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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.

HM Land Registry
Official copy of
title plan

Title number **CYM509440**
Ordnance Survey map reference **SN5747NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Ground Floor

Approx. 77.0 sq. metres (828.5 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 121.9 sq. metres (1312.3 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.

Y Fron, 49 Bridge Street, Lampeter

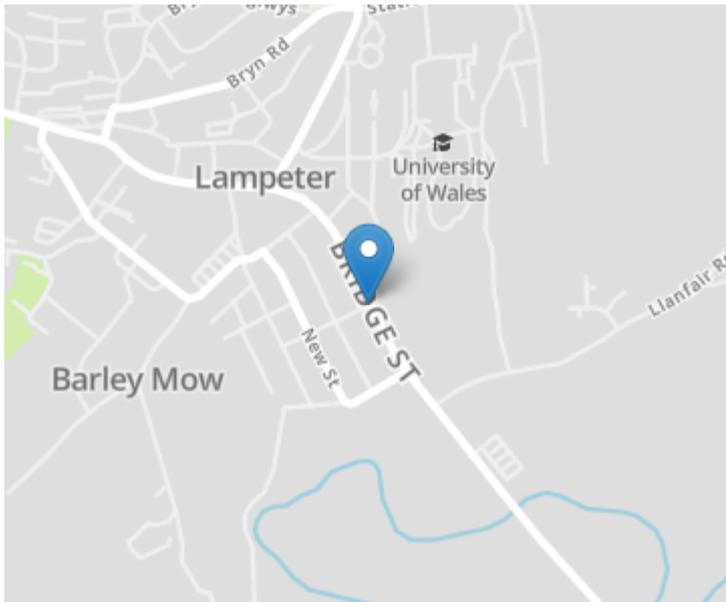
Directions

From our Lampeter Office turn left at the roundabout and 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

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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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	

For further information or to arrange a viewing on this beautiful property, contact us:

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