

*Prepare to be impressed. A fully refurbished 3 bedroomed Town Centre house with rear garden.
Lampeter, West Wales*



Glancrws, 10 Drovers Road, Lampeter, Ceredigion. SA48 7AT.

£210,000

REF: R/4302/LD

*** Prepare to be impressed *** Fully refurbished and totally transformed *** Modern and beautifully designed 3 bedroomed mid terrace Town House *** High end kitchen and shower room *** Well thought out and re-designed *** Privately owned solar panels, air source heating, new UPVC double glazed windows and doors and internal wall insulation *** Re-plastered, decorated and carpeted throughout *** High insulative qualities with low running costs *** Low maintenance Town living

*** Large sandstone patio area with a raised lawned garden *** Pedestrian rear access point

*** Town Centre location - Level walking distance to all Town amenities *** Your dream first home or suiting easy Town living *** A rare opportunity - A home ready to move into *** Contact us today to view



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LOCATION

The subject property is located in a highly desirable Pose Code within the Town Centre of Lampeter. 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, which offers a wide range of amenities, business and leisure facilities, including both Junior and Secondary Schooling and the University of Wales Trinity St David's Campus.

GENERAL DESCRIPTION

Impressive and fully refurbished 3 bedrooomed Town House. The property has undergone a comprehensive refurbishment programme whilst having been totally transformed to now offer superior 3 bedrooomed accommodation along with a high end modern kitchen, utility and shower room.

Internally it has been beautifully designed with convenience and space saving ideas allowing the perfect first home or for Family occupation.

Works carried out include electric re-wiring, new double glazed windows and doors throughout, new plumbing and central heating throughout, new flat roof to the kitchen, triple glazed sky light, re-plastered and decorated throughout, new flooring and carpeting throughout and new internal doors and frames.

Externally it enjoys an enclosed rear garden area with a sandstone patio leading onto a level lawned area that enjoys a rear Pedestrian access point.

A centre of Town location. Level walking distance to all Town amenities, such as Doctors Surgery, Chemist, Take-Aways and Ysgol Bro Pedr School.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With a brand new UPVC half glazed front entrance door with fan light over, feature patterned tiled flooring, radiator, understairs storage cupboard housing the pressurised water system for the air source heating.



LIVING ROOM

12' 8" x 9' 11" (3.86m x 3.02m). With radiator and feature panelled wall.

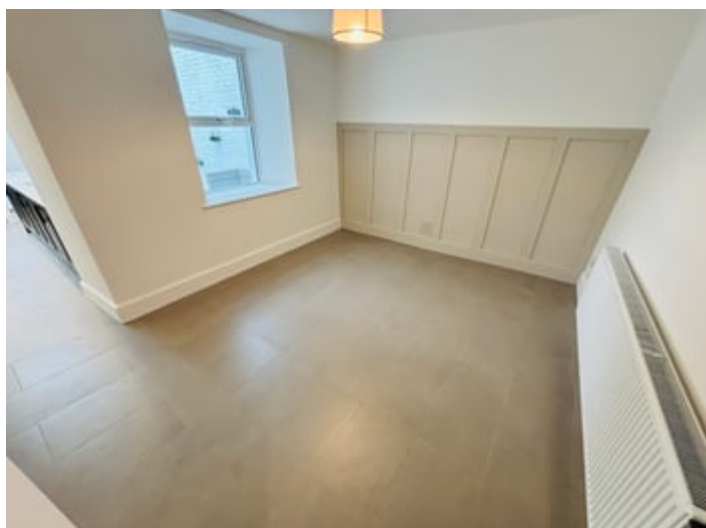


DINING ROOM

12' 8" x 11' 2" (3.86m x 3.40m). With radiator, feature panelled wall, tiled flooring, brand new staircase to the first floor accommodation.



DINING ROOM (SECOND IMAGE)



KITCHEN

12' 3" x 8' 0" (3.73m x 2.44m). A Shaker carbon fitted kitchen with a range of wall floor units with Gold Marble Quartz over, under mounted sink with flexi mixer tap, integrated electric oven, 4 ring induction hob and extractor hood over, UPVC fully glazed rear entrance door, upright radiator.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN AT NIGHT**UTILITY ROOM**

5' 5" x 5' 5" (1.65m x 1.65m). With Shaker Carbon fitted units with Gold Marble Quartz over, Bespoke fitted washing machine and tumble dryer unit, picture window enjoying views over the rear garden, Black/glass hidden sliding door leading to the kitchen, spot lighting.

**UTILITY ROOM (SECOND IMAGE)****SEPARATE W.C.**

With low level flush w.c., Black panelling and oak shelf.

**FIRST FLOOR****LANDING**

With access to the loft space and radiator.

FRONT BEDROOM 2

11' 3" x 6' 7" (3.43m x 2.01m). With designer upright radiator.



FRONT BEDROOM 1

11' 5" x 9' 6" (3.48m x 2.90m). With feature panelled wall, radiator.



REAR BEDROOM 3

9' 2" x 7' 9" (2.79m x 2.36m). With radiator and views over the rear garden.



LUXURY SHOWER ROOM

Beautifully designed anthracite suite being fully tiled with feature patterned flooring, walk-in Matt Black and glazed shower cubicle with double headed shower and in-built quartz shelf, double door vanity unit with rectangular wash hand basin with LED mirror over, comfort height enclosed w.c., anthracite Grey heated towel rail.



EXTERNALLY

GARDEN

A particular feature of this most charming Town residence is its enclosed garden area which has also been enhanced and upgraded by the current Owner and now offers a large sandstone patio area with upgraded external drainage system with steps leading onto a raised lawned area recently cultivated and re-seeded. The garden also benefits from a rear Pedestrian access point.



GARDEN (SECOND IMAGE)**PATIO AREA****FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

An absolutely stunning Town residence being fully refurbished to a very high standard. Must be viewed.

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'.

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, newly fitted double glazing, air source heating, internal wall insulation, privately owned solar panels, telephone subject to B.T. transfer regulations, Broadband available.

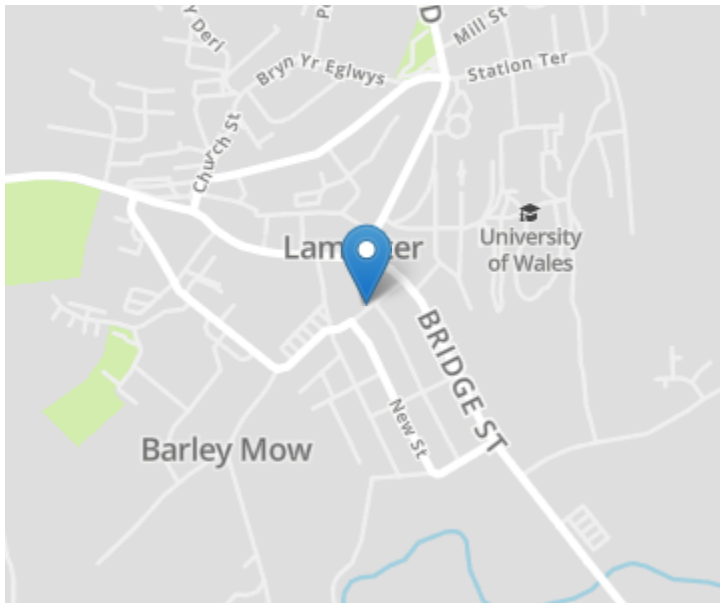
Directions


From our Lampeter Office proceed to the main square and bear to the left. By 'Lloyds Fish and Chip Shop' turn right onto Drovers Road. The property will be located on your right hand side before you come to the junction, 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		98	100
(92+)	A		
(81-91)	B		
(69-80)	C		
(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 :

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