

**TO BE SOLD BY ON-LINE AUCTION. A Town Centre positioned 4 bedroomed Town House with a 1 bedroomed annexe. Lampeter, West Wales**



**18 and 18a College Street, Lampeter, Ceredigion. SA48 7DY.**

**£159,000**

**REF: R/3911/LD**

\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £169,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Bidding will open at 12 Noon on Monday 9th September 2024 and will run until 12 Noon on Wednesday 11th September 2024

\*\*\* No onward chain \*\*\* Town Centre residential/investment opportunity \*\*\* A deceptive improvable 4 bedroomed Town House - Ideal for Family living \*\*\* A 1 bedroomed adjoining annexe with income capabilities \*\*\* Sought after residential location - Convenience living \*\*\* A home with an income \*\*\* Separate mains gas central heating to both properties \*\*\* UPVC double glazing and good Broadband connection \*\*\* Rear garden and valuable off street parking accessed via rear service lane

\*\*\* Located opposite the University Campus \*\*\* Level walking distance to all Town amenities \*\*\* Property has great potential or would provide a perfect Family home \*\*\* Contact us today to view



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## LOCATION

Lampeter is a busy University town located in the heart of the renowned Teifi Valley, 12 miles inland from the beautiful Cardigan Bay coast at Aberaeron and 20 or so miles north of Carmarthen to the south. Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Senior Schooling, Bank, Doctors Surgery, Pharmacies and Supermarkets. The property being located opposite the grounds of the University of Trinity St. David Campus and a short walk to the local supermarket.

## GENERAL DESCRIPTION

Here we have for sale interesting residential/investment properties. They consist of a 4 bedroomed townhouse which is in need of general modernisation and updating. It enjoys to the rear, an enclosed garden and off street parking. To the site lies a 1 bedroomed annexe that offers great income potential, or could be re-utilised and converted into the adjoining property to create a larger home or office space. Possibilities are endless and the property enjoys a convenient position within the town, being within level walking distance to all amenities and currently consist of more particularly of the following:-

## 18 COLLEGE STREET

### Reception Hall

Accessed via UPVC front entrance door. Radiator.

### Living Room

15' 2" x 13' 8" (4.62m x 4.17m) with decorative fireplace, radiator. Open archway to:



### Dining Room/2nd Reception Room

12' 7" x 12' 3" (3.84m x 3.73m) with Vaillant mains gas central heating boiler. Radiator.



### Kitchen

12' 6" x 10' 2" (3.81m x 3.10m) with fitted kitchen, range of wall and floor units. Stainless steel sink and drainer unit, plumbing and space for automatic washing machine. Cooker point and space. Radiator. Rear porch.

## LOWER GROUND FLOOR

### Cellar

With limited headroom.

## FIRST FLOOR

### Rear Landing

### Bathroom

with 3 piece suite comprising panelled bath with shower over, low level lush w.c., vanity unit with wash hand basin. Radiator. 2 large linen/laundry cupboards.

### Rear Bedroom 4

13' 4" x 4' 6" (4.06m x 1.37m) with radiator.

### Front Bedroom 3

10' 5" x 8' 4" (3.17m x 2.54m) with radiator.



### Front Bedroom1

13' 8" x 10' 6" (4.17m x 3.20m) with radiator.



### Rear Bedroom 2

12' 8" x 12' 8" (3.86m x 3.86m) with radiator.

## EXTERNALLY

### Rear Garden

The property enjoys an enclosed rear garden laid to patio and lawn with steps leading up to the communal parking area.



## 18A COLLEGE STREET

### Inner Hallway

With UPVC front entrance door leading down to the living area.

### Living Area

16' 1" x 14' 6" (4.90m x 4.42m) with modern fitted kitchen with range of wall and floor units. Stainless sink and drainer unit. Electric cooker point and space. Radiator. Cast iron fireplace with tiled surround. Staircase to the first floor accommodation. Rear entrance door.



## FIRST FLOOR - Annexe

### Annexe Bedroom

14' 6" x 11' 7" (4.42m x 3.53m) with radiator.



### Annexe Bathroom

With panelled bath with shower over, low level flush w.c., pedestal wash hand basin.



### Boiler Room

Housing the 'Vaillant' mains gas central heating boiler.

### Access

The annexe enjoys its separate access point to the side of the main property.

## Parking and Driveway

Tarmacadam driveway lies to the rear of the property with access via rear service lane.



## Front of Property



## Rear of Property



**View to Front****AGENT'S COMMENTS**

An exciting investment residential opportunity. A property in need of sympathetic modernisation.

**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 18 College Street - 'F'.

Council Tax Band for 18a College Street - 'A'.

**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.

**GUIDE PRICE**

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

**AUCTION GUIDANCE**

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

**REGISTER TO BID AND LEGAL PACK**

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

**Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, gas fired central heating, with separate boilers to both properties, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

### Directions

From our Lampeter offices proceed along College Street and the property will be found on your left hand side after approximately 100 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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**  
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