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ON-LINE AUCTION. A well positioned 3 bedroomed mid terraced Town House with rear garden. Lampeter, West Wales



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

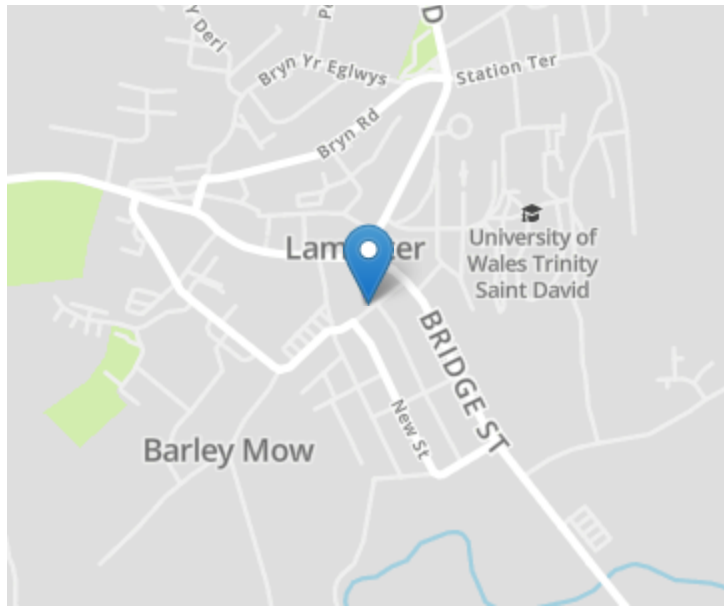
REF: R/3495/LD AUCTION GUIDE PRICE

£85,000

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £85,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 23rd October 2023 and will run until 12 Noon on Wednesday 25th October 2023

*** No onward chain *** Town Centre position in a desirable Post Code area *** Delightful 3 bedroomed mid terraced Town House *** Improvable accommodation with electric heating and two reception rooms
*** Convenient Town living - Level walking distance to the High Street and all of its amenities *** Rear garden - With concreted yard area *** Enclosed lawned garden with valuable Pedestrian rear access

*** Perfect for 1st Time Buyers/Investment Purchasers or for retirement Town living *** Close and walking distance to the Town Centre and Ysgol Bro Pedr *** Early viewing recommended - Contact us today



LOCATION

The subject property is located in a highly desirable Post 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

Glancrws is a mid terraced 3 bedroomed traditionally built Town House offering generous accommodation, although is in need of general modernisation and updating. The property benefits from electric night storage heating and single glazing and enjoys a Town Centre position.

Externally it benefits from an enclosed lawned rear garden with a rear service lane access point.

A desirable property in a very convenient location within the Town Centre of Lampeter. Currently providing the following accommodation.

THE ACCOMMODATION

RECEPTION HALL

Accessed via a solid front entrance door with fan light over, electric night storage heater, staircase to the first floor accommodation.

LIVING ROOM

12'8" x 9'4", with electric night storage heater.



DINING ROOM

13'5" x 11'6", with electric night storage heater, understairs storage cupboard.



KITCHEN

8'6" x 8'2", a fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, space for a fridge/freezer, window overlooking the rear yard.



REAR HALLWAY

With rear entrance door to the yard area and garden, airing cupboard with a hot water cylinder and immersion.

WET ROOM

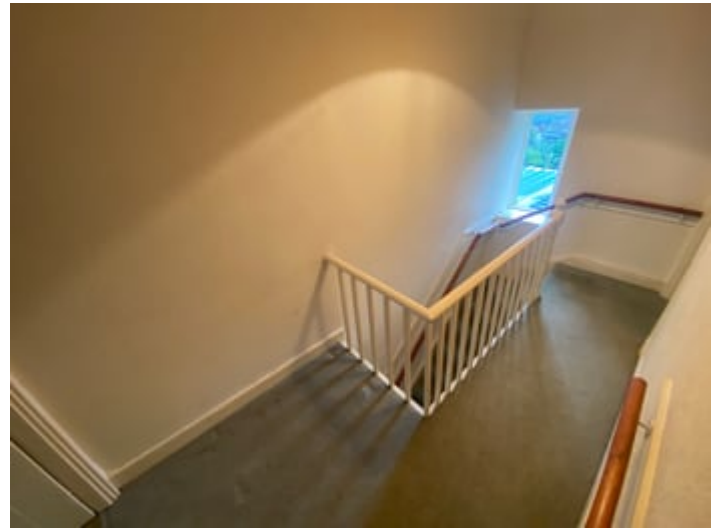
With a walk-in shower facility with electric shower, low level flush w.c., pedestal wash hand basin, extractor fan, night storage heater, electric wall heater.



FIRST FLOOR

LANDING

With access to the loft space.



REAR BEDROOM 1

11'3" x 9'2", with electric heater, view over the rear garden.



FRONT BEDROOM 2

12' x 9'4", with electric heater.



FRONT BEDROOM 3

8'7" x 7'10", with electric heater.



EXTERNALLY

GARDEN

The property boasts a low maintenance and enclosed garden area laid mostly to lawn with a concrete patio area. The property enjoys a gated rear service lane access point.



GARDEN (SECOND IMAGE)



PATIO AREA



PARKING

Please note: The property does not benefit from off street parking.

FRONT OF PROPERTY



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'.

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, single glazing, electric heating, 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

