

Regulated by:



Since 1989

A well presented 3 bedroomed mid terrace Town House with large rear garden and parking. Lampeter Town Centre, West Wales



5 Teifi Terrace, Lampeter, Ceredigion. SA48 7AN.

REF: R/3292/LD

£148,500

*** No onward chain - Priced to sell *** Well presented and deceptive mid terraced Town House *** 3 bedroomed accommodation with modern kitchen *** Mains gas central heating, UPVC double glazing and Broadband available

*** Extensive walled rear garden with ample space for garage *** Gated parking area accessed via a rear service lane *** Generous garden space with patio and lawned area - Offering great potential

*** Pleasant Town location - Within easy level walking distance to all own amenities and especially the University of Wales Trinity Saint David Campus and Ysgol Bro Pedr School *** Viewing highly recommended - Contact us today to view

LOCATION

Well positioned and within level walking distance to the Town Centre of Lampeter which provides a good range of local amenities, including a wide range of Administrative and Retail provisions, and both Primary and Secondary Schooling, and the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

Here lies a deceptive 3 bedroomed mid terraced property being well presented and benefiting from mains gas central heating and double glazing. The property enjoys a modern kitchen and a particular feature being the extensive rear garden that offers off street parking and potential to develop a garage (subject to consent). The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, radiator, staircase to the first floor accommodation.

LIVING ROOM

13' 1" x 11' 10" (3.99m x 3.61m). With a painted fireplace incorporating a Real Flame gas effect fire, radiator.



KITCHEN

15' 0" x 10' 6" (4.57m x 3.20m). A modern Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, fitted electric oven, 4 ring gas hob with extractor hood over, plumbing and space for automatic washing machine and tumble dryer, understairs larder cupboard, radiator, Ideal Logic mains gas combi boiler, UPVC rear entrance door to the garden



FIRST FLOOR

FRONT BEDROOM 1

13' 9" x 9' 9" (4.19m x 2.97m). With radiator



FRONT BEDROOM 3

10' 6" x 6' 6" (3.20m x 1.98m). With radiator



REAR BEDROOM 2

9' 9" x 9' 3" (2.97m x 2.82m). With built-in wardrobes, radiator, enjoying views over the rear garden and Lampeter

Town beyond



BATHROOM

Having a 3 piece suite comprising of a panelled bath with Mira shower over, low level flush w.c., pedestal wash hand basin, radiator



EXTERNALLY

GARDEN

A particular feature of this property is its extensive walled rear garden being laid to patio and lawn with an extensive concrete yard area having gated access via a rear service lane. The garden offers great potential to develop a double garage (subject to consent)



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

Ample parking to the rear of the property accessed via a rear service lane

AGENT'S COMMENTS

A convenient Town Centre property with great potential

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 property - 'C'

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available


Directions

From our Lampeter Office proceed to Harford Square.
From Harford Square continue along Bridge Street, turning right by 'Lloyds Fish and Chip Shop' and onto Drovers Road. Once in Drovers Road turn left at the junction onto New Street. Take the first right hand turning onto Teifi Terrace. The property can be found on your right hand, 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(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 

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