

Regulated by:



**RICS**



Since 1989

*An imposing period 4 bedroomed detached Town House with garage and beautifully landscaped rear garden. Lampeter, West Wales*



**Glanteifi, New Street, Lampeter, Ceredigion. SA48 7AJ.**

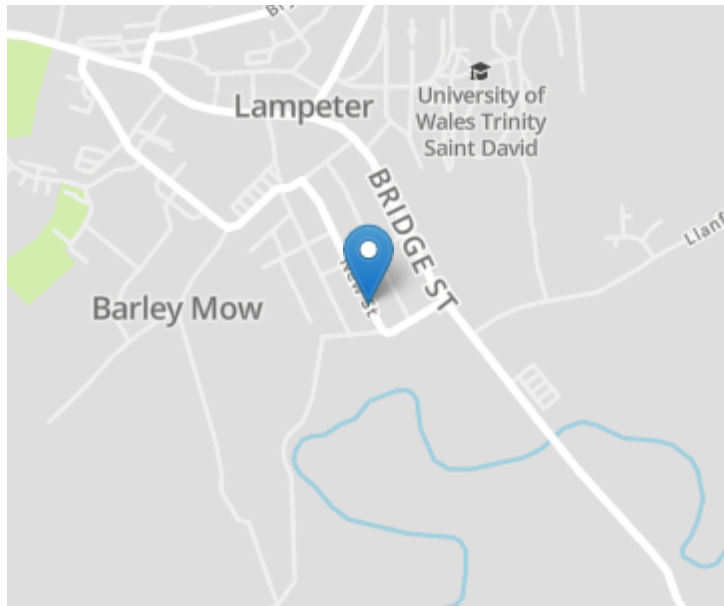
**REF: R/3447/LD**

**£335,000**

\*\*\* No onward chain \*\*\* An attractive and imposing detached Town House in a sought after address \*\*\*  
Period 4 bedroomed accommodation \*\*\* Full of traditional character and charm \*\*\* Spacious Family  
proportioned accommodation \*\*\* Full of retained character features - Stained glass windows and flooring  
\*\*\* Mains gas fired central heating and hardwood double glazing \*\*\* Beautiful Bespoke Oak fitted kitchen

\*\*\* Detached garage/workshop (16'4" x 10'7") with electricity connected and electric up and over door \*\*\*  
Landscaped lawned rear garden \*\*\* Raised decking area and paved patio area

\*\*\* Early inspection highly recommended - You will not be disappointed \*\*\* Within easy level walking  
distance to a range of local amenities and Ysgol Bro Teifi \*\*\* Enjoying picturesque views over the Teifi Valley  
to the rear



## LOCATION

Well positioned in the popular residential Street of New Street, within level walking distance of the Town Centre offering a good range of local amenities, including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, and 20 miles North of the Administrative Centre and County Town of Carmarthen.

## GENERAL DESCRIPTION

Glanteifi is an imposing period 4 bedroomed Family home that offers potential Purchasers with an unique opportunity of acquiring a characterful and charming residence.

The property is conveniently located within the University Town of Lampeter, benefiting from mains gas fired central heating and hardwood double glazed windows throughout that are in-keeping with the original style of this magnificent property.

Full of character, having many retained original features, with stained glass windows, art deco style tiled fireplaces and bay windows, in all making an unique and highly desirable Town residence that deserves early inspection. The accommodation provides more specifically the following .

## THE ACCOMMODATION

### FRONT ENTRANCE PORCH

Accessed via a solid front entrance door, tiled flooring.

### RECEPTION HALL

Accessed via a solid Oak front door, feature stained glass window with secondary glazing, dado rail, access to large understairs storage cupboard, Bespoke locally crafted cloak cupboard.



### LIVING ROOM

17' x 12' 4" (5.18m x 3.76m). With attractive Oak parquet floor, art deco style fireplace, bay window with a curved radiator.



**LIVING ROOM (SECOND ANGLE)****KITCHEN**

16' 4" x 11' 5" (4.98m x 3.48m). With a Bespoke Oak kitchen with a range of floor units, having a Belfast sink unit, feature stripped Oak worktops, space for fridge/freezer, tiled flooring, spot lighting, radiator, archway through to Dining Room.

**KITCHEN (SECOND ANGLE)****DINING ROOM**

15' 3" x 12' 4" (4.65m x 3.76m). With an imposing feature inglenook style fireplace having recessed fire with Tudor style panelling, pine panelling to dado level, two original stained glass windows, two radiators, Oak flooring.

**DINING ROOM (SECOND IMAGE)**

## REAR SITTING ROOM

16' 8" x 16' (5.08m x 4.88m). With solid Oak door leading through to spacious living area with parquet block flooring, two radiators, French doors leading out to the raised decking area with a large picture window overlooking the rear garden and the Teifi Valley beyond.



## REAR SITTING ROOM (SECOND IMAGE)



## REAR HALLWAY

Off the Kitchen, with fitted larder cupboard, radiator, tiled flooring, UPVC half glazed rear entrance door.

## UTILITY ROOM

With fitted floor cupboards with stainless steel single drainer sink unit, plumbing for automatic washing machine, wall mounted Vaillant gas fired central heating boiler, two newly fitted UPVC double glazed windows overlooking the garden.



## CLOAKROOM

With low level flush w.c. tiled flooring.

## FIRST FLOOR

Accessed via a characterful staircase passing a full length picture stained glass windows with secondary glazing.

## GALLERIED LANDING

With large walk-in airing cupboard with copper cylinder and access to loft space via a drop down ladder.



## LOFT SPACE

With Velux roof window. Potential for conversion (subject to the necessary consent).

## MASTER BEDROOM

15' 3" x 12' 3" (4.65m x 3.73m) into bay. With feature bay window, radiator, fitted wardrobe.



## FRONT BEDROOM 3

10' 4" x 8' (3.15m x 2.44m). With fitted corner cupboard, bay window to front, radiator.



## EN-SUITE SHOWER ROOM

Of a contemporary style, with newly fitted double shower cubicle, wash hand basin, chrome heated towel rail, tiled flooring.



## BEDROOM 2

12' 4" x 12' 7" (3.76m x 3.84m). With fitted wardrobe, feature tiled fireplace, radiator, bay window overlooking the rear garden and the Teifi Valley.



## W.C.

With low level flush wc., half pine panelled walls.

## FAMILY BATHROOM

A modern contemporary style suite comprising of panelled pea shaped bath with chrome mixer tap and shower attachment, wash hand basin, bespoke heated towel rail, extractor fan.



## REAR BEDROOM 4

10' 9" x 9' (3.28m x 2.74m). With radiator, rear window overlooking the garden and Pencarreg Mountain.



## Externally

### GARDEN

A particular feature of this period property is its landscaped walled rear garden. It enjoys a level lawned area bordered by a variety of flower beds, with a range of mature shrubs and trees, giving the property a real sense of privacy and grandeur.

With its raised decking area and paved patio area you are able to sit and relax and enjoy this wonderful garden and enjoy access via the patio doors.

The garden is accessible via the side gated access from either side of the property and via the rear service lane beside its detached garage.



### GARDEN (SECOND IMAGE)



**GARDEN (THIRD IMAGE)**



**FRONT GARDEN AREA**



**DETACHED GARAGE/WORKSHOP**

16' 4" x 10' 7" (4.98m x 3.23m). With electricity connected, electric up and over door, concrete flooring, having access via the rear service lane and side gated access to the garden.



**GARAGE/WORKSHOP (INTERNALLY)**



**COAL STORE**

7' x 5' (2.13m x 1.52m). With electricity connected.



**FRONT OF PROPERTY**



## REAR OF PROPERTY



## VIEWS

View to the rear over the Teifi Valley and Pencarreg Mountain



## 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 - 'E'.

## Services

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


## Directions

From our Lampeter Office proceed across Harford Square and onto Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Proceed along Drovers Road. At the junction turn left onto New Street. The property will be found near the end of New Street on your right hand side, 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





Glanteifi SA48 7AJ

