

The WOW factor! A one off high spec three storied Town House with garden, garage and parking. Lampeter, West Wales



Bryndolau, New Street, Lampeter, Ceredigion. SA48 7AL.

£350,000

REF: R/3839/LD

*** The WOW factor! *** An impressive high end Family home *** Substantial and deceptive three storied Town House
*** 4 bedroomed, 2 bathroomed accommodation *** Fantastic open plan modern kitchen *** Ideal Family space -
Perfectly flowing

*** Walled rear garden - Large patio and lawned area *** Useful garage/workshop *** Off street parking to the rear

*** Sought after residential district - The place to live *** Short level walking distance to all Town amenities *** Close to
Ysgol Bro Pedr - Primary and Secondary Schools *** Wait no longer - Contact us today *** Town living at its best *** No
onward chain



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LOCATION

Well positioned in the popular residential district 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, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this one off high spec Town House offering impressive three storied 4 bedroomed, 2 bathroomed accommodation set in the sought after address of New Street.

The property itself has undergone complete refurbishment over the years and offers a comfortable and spacious Family home with a good sized low maintenance rear garden with the addition of a garage/workshop and off street parking.

A home providing a one off and impressive property that is in need of early viewing. The property in particular offers the following.

GROUND FLOOR

RECEPTION HALLWAY



Accessed via a front entrance door with an impressive stained glass feature window, stripped wooden flooring, radiator, staircase to the first floor accommodation.

RECEPTION HALLWAY (SECOND IMAGE)



FRONT LIVING ROOM



14' 4" x 13' 8" (4.37m x 4.17m) into bay window. With stripped wooden and original flooring, decorative tiled cast iron fireplace with an oak surround, built-in speaker system.

FRONT LIVING ROOM (SECOND IMAGE)



SNUG

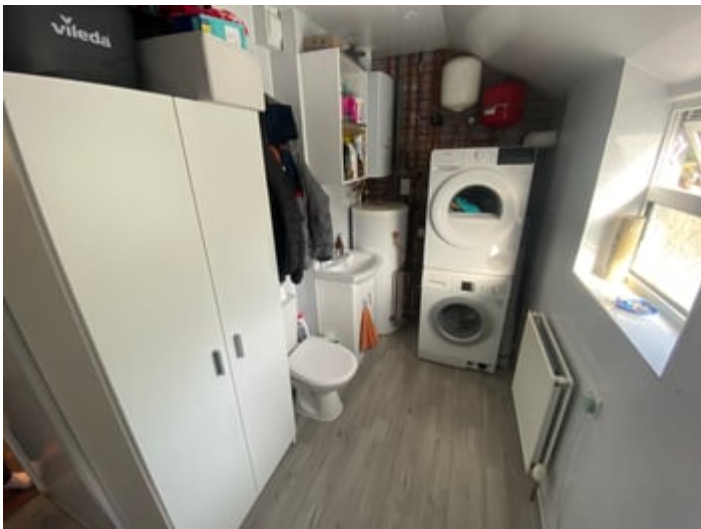


13' 1" x 11' 7" (3.99m x 3.53m). With an original cast iron fireplace with an oak surround, built-in alcove shelving and display cabinet, stripped wooden flooring, open doorway through to the Kitchen/Diner.

KITCHEN/DINER



23' 2" x 19' 3" (7.06m x 5.87m). The perfect Family space. A superior 'L' shaped Kitchen/Diner offering a comprehensive kitchen area with a Shaker style two toned fitted Kitchen with a range of wall and floor units with hardwood work surfaces over, double Belfast sink with a chrome mixer tap, inglenook style fireplace housing the electric/gas cooker stove with extractor hood over, integrated dishwasher, space for an American fridge/freezer, part quarry tiled flooring and part parquet flooring, two radiators, four Velux roof windows and feature hanging lights, understairs pantry cupboard.

KITCHEN/DINER (SECOND IMAGE)**FAMILY BATHROOM****UTILITY ROOM**

Housing the mains gas fired central heating boiler and hot water cylinder, plumbing and space for automatic washing machine and tumble dryer.

FRONT LANDING

With staircase leading to the Second Floor and large understairs storage cupboard.

FIRST FLOOR**REAR LANDING**

Leading to

REAR BEDROOM 3**REAR BEDROOM 2**

13' 0" x 10' 6" (3.96m x 3.20m). With radiator, enclosed fireplace with timber surround, picture rail.

FRONT BEDROOM 1



13' 2" x 12' 9" (4.01m x 3.89m). With an enclosed fireplace with timber surround, radiator, picture rail.

SECOND FLOOR

LANDING

With a large under eaves storage/wardrobe space.

PRINCIPAL BEDROOM 4



14' 4" x 10' 9" (4.37m x 3.28m). With a number of under eaves storage cupboards and drawers, two Velux roof windows, original but boarded 'A' framed beams, upright radiator.

EN-SUITE SHOWER ROOM



A stunning and modern suite with a walk-in shower cubicle, floating vanity unit with wash hand basin, enclosed w.c., extractor fan, spot lighting, Velux roof window.

EXTERNALLY

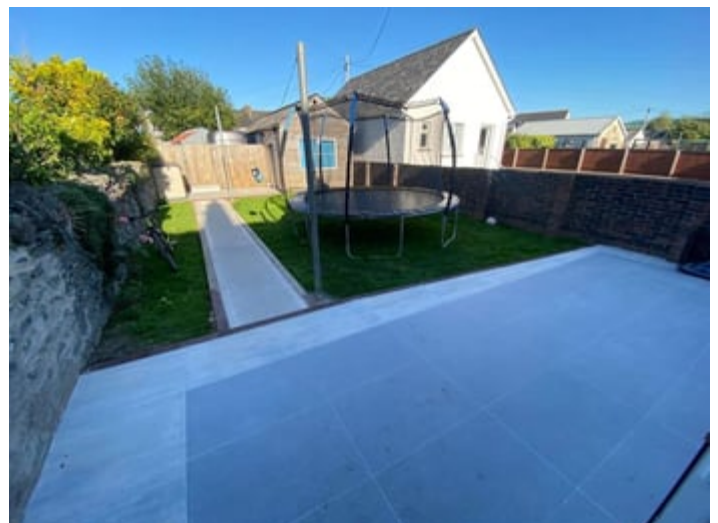
GARAGE/WORKSHOP

27' 0" x 9' 4" (8.23m x 2.84m). Of timber and corrugated iron construction with direct access from the rear service lane providing space for a vehicle and the rear end offering workshop space with a side service door.

GARDEN

A particular feature of the property is its enclosed low maintenance garden area recently being upgraded with porcelain tiled rear patio area providing easy cleaning and the perfect outdoor entertaining space. There also lies a concreted side passageway leading to the front of the property. Within the garden there also lies a well kept lawned garden area and a rear patio. Ideal for those late Summer evenings.

PATIO AREA



PARKING AND DRIVEWAY



A concreted parking area located to the rear of the property having access via a rear service lane.

PARKING AND DRIVEWAY (SECOND IMAGE)



REAR OF PROPERTY



AGENT'S COMMENTS

A stunning one off property of high spec. A must view.

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'.


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

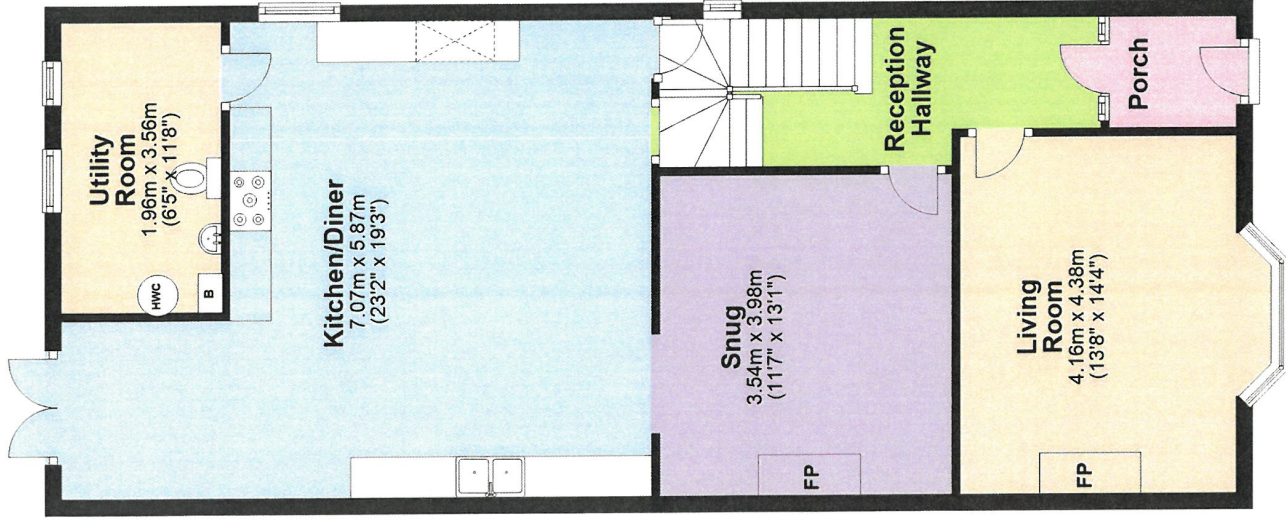
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	73	
(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	

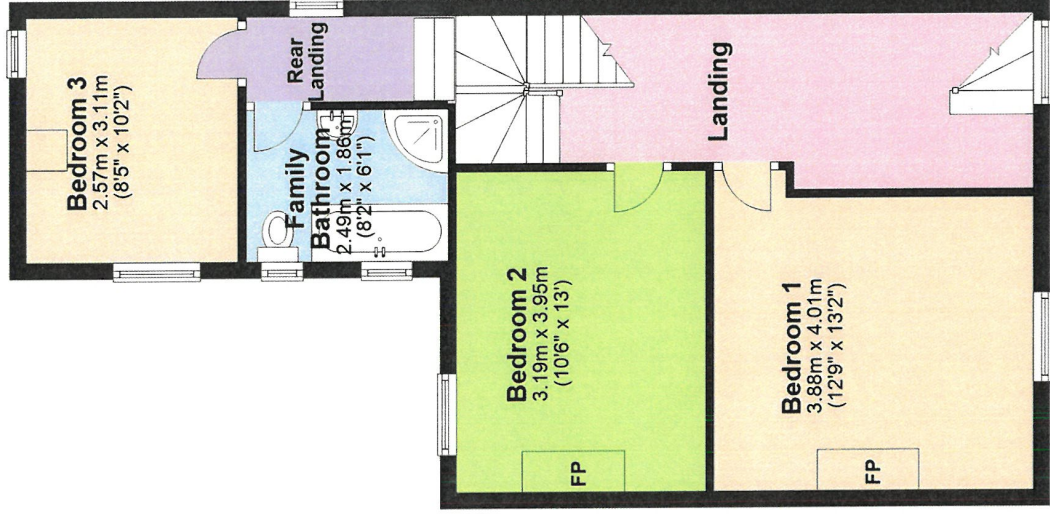
Ground Floor

Approx. 83.6 sq. metres (900.3 sq. feet)



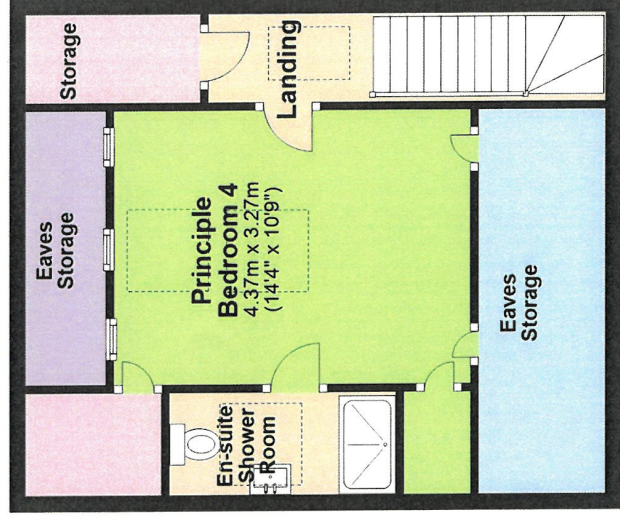
First Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



Second Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 182.9 sq. metres (1969.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.



Directions

From our Lampeter Office proceed across Harford Square and along to Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Continue to the junction in Drovers Road and turn left for New Street. The property will be the second property just after the arch on your left 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

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'.

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For further information or to arrange a viewing on this beautiful property, contact us:

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