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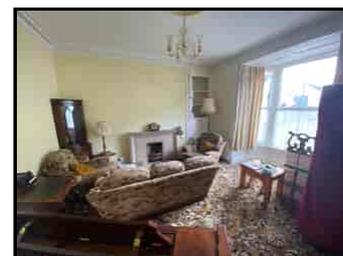


RICS



Since 1989

Substantial period 4 bedroomed and 2 bathroomed end terrace Town house with outbuildings, garages and a small paddock in the university town of Lampeter.



Landre, 73 Bridge Street, Lampeter, Ceredigion. SA48 7AB.

R/2783/AM

£319,950

*** Prominent Victorian Town House *** A conveniently positioned family home *** Family proportioned 4 bedroomed, 2 bathroomed accommodation *** Large lower ground cellar with multiple rooms (suiting alternative use subject to consent) ***

*** Mains gas fired central heating and UPVC double glazing throughout *** Solar Panels *** Invaluable private grounds and drive leading to own private tarmac courtyard *** Patio Area *** Spacious lawned rear garden ***

*** Outbuildings/ stables *** Detached Garages *** Orchard / Paddock ***

*** Within level walking distance to a wide range of amenities ***

Location

Located in the in the University Town of Lampeter in the heart of the Teifi Valley, 12 miles inland of the Georgian Harbour Town of Aberaeron, 20 or so miles North of Carmarthen. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling, Supermarkets, Doctors Surgery, Chemists, Places of Worship, Dentists, and National Banks. Post office and convenience store nearby.

General Description

Looking for that spacious Family home within the Town of Lampeter? Then look no further. This property offers potential purchasers an opportunity to acquire a substantial period 4 bedroomed and 2 bathroomed end terrace town house with a side drive and large grounds and outbuildings to the rear. Offering diverse appeal and potential for a variety of uses.

The property benefits from mains gas fired central heating and UPVC double glazing throughout.

The property provides a spacious garden to the rear with a patio area, garages, outbuildings and an orchard/paddock.

The accommodation currently provides as follows:-

Reception Hall



Accessed via front UPVC entrance door, coved arched ceiling with a radiator. Staircase leading to the first floor.

Reception room



15' 10" x 14' 2" (4.83m x 4.32m) With a modern tiled fireplace, built in cupboards and a large traditional bay window to the front of the property. Radiator.

Living Room



13' 0" x 12' 6" (3.96m x 3.81m) With a mahogany fire surround and a double door opening out to the conservatory. Two radiators.

Conservatory



20' 8" x 8' 8" (6.30m x 2.64m) With tiled flooring and UPVC double glazing and patio door to side.

Shower / Cloak Room



8' 1" x 3' 7" (2.46m x 1.09m) With a shower cubicle, Low Level Flush W.C., and a pedestal wash hand basin.

Kitchen / Dining Room



10' 9" x 21' 9" (3.28m x 6.63m) With floor and wall units and a breakfast bar. Steel double drain sink unit. Plumbing for an automatic dish washer and for washing machine. Eye level grill and oven along with a ceramic 4 ring hob with extractor fan over. Space for a fridge / freezer. Radiator.

Lower Ground Cellar

Access via door under stairs leading to first floor.

Room 1 / Workshop



12' 3" x 18' 5" (3.73m x 5.61m) With quarry tile flooring and a window. Worcester gas fired central boiler running all domestic systems. Storage cupboard under stairs. Radiator.

Store Room

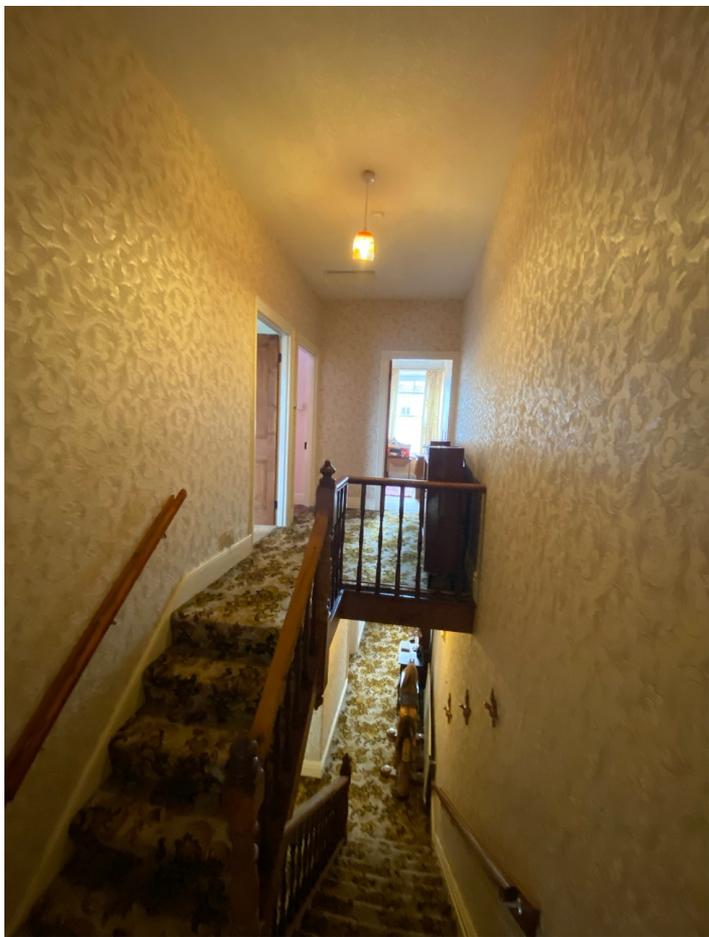
12' 0" x 3' 8" (3.66m x 1.12m)

Utility Room



13' 6" x 12' 3" (4.11m x 3.73m) With a rear entrance door to the exterior, original open brick fireplace. Quarry tiled floor. A deep glazed sink and radiator.

First Floor



Approached from via staircase from reception hall leading to landing.

Principal Bedroom 1



12' 8" x 17' 0" (3.86m x 5.18m) With a large bay window to the front of the property. Radiator.

Bedroom 2



10' 4" x 7' 3" (3.15m x 2.21m) With radiator.

Bedroom 3



12' 8" x 12' 5" (3.86m x 3.78m) with the window overlooking the rear garden of the property. Radiator.

Large attic from landing with potential for conversion.

Rear Landing

Bedroom 4



6' 4" x 13' 0" (1.93m x 3.96m) With radiator.

Family Bathroom



10' 0" x 9' 0" (3.05m x 2.74m) With a Low Level Flush W.C., pedestal wash hand basin, panel bath and shower cubicle. Airing cupboard with cylinder within. Radiator.

Externally



Front forecourt garden enclosed with wrought iron railings. And gate. Side gated drive and parking giving access to the rear courtyard. Rear garden laid to lawn with flower borders.

A range of out buildings with diverse appeal and use for alternative residential or potential business use subject to consent. These comprise:-

Rear of Property



Stable Block



22' 0" x 14' 6" (6.71m x 4.42m) A two storied stable block constructed of timber and corrugated iron and timber doors. With a garage to the side.

Double Garage/ Workshop



16' 0" x 18' 0" (4.88m x 5.49m) A timber construction with a storage shed to the side.

Aluminium Green house



Former Orchard



A former orchard area laid to pasture and lawns also suitable as a small paddock, this part sloping and part level and enhancing the diverse appeal of the property.

Pleasant views are enjoyed from the grounds which are located in the town are spacious and offer considerable unique appeal.

NOTE:

The driveway offers the neighbouring property rear access also.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council tax

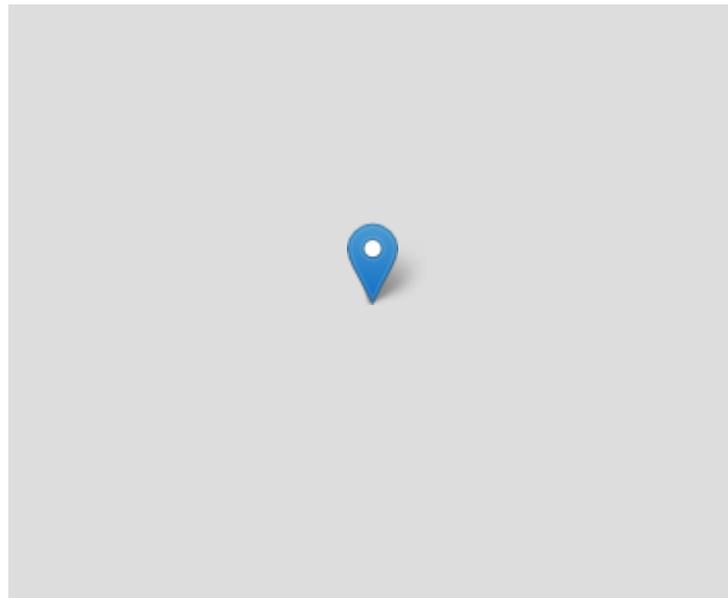
The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'E'.

Directions

DIRECTIONS From our Lampeter Office proceed across Harford Square onto Bridge Street. The property will be found on your left hand side opposite the junction onto New Street, as identified by the Agents 'For Sale' board.

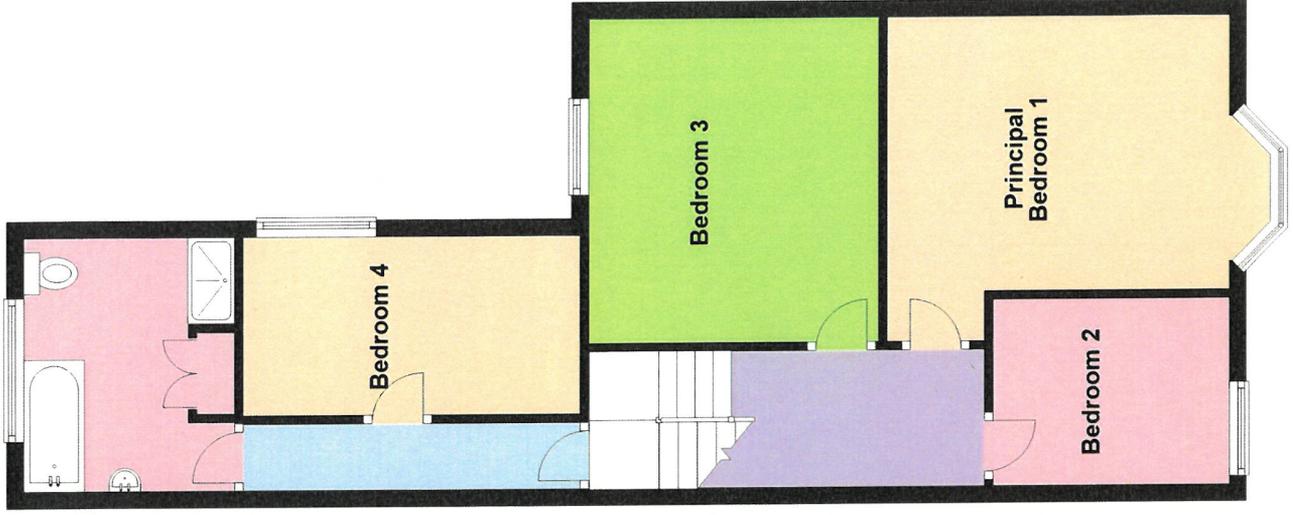
VIEWING: Strictly by prior appointment only.

Please contact our Lampeter Office on 01570 423 623 or E-Mail Lampeter@morgananddavies.co.uk

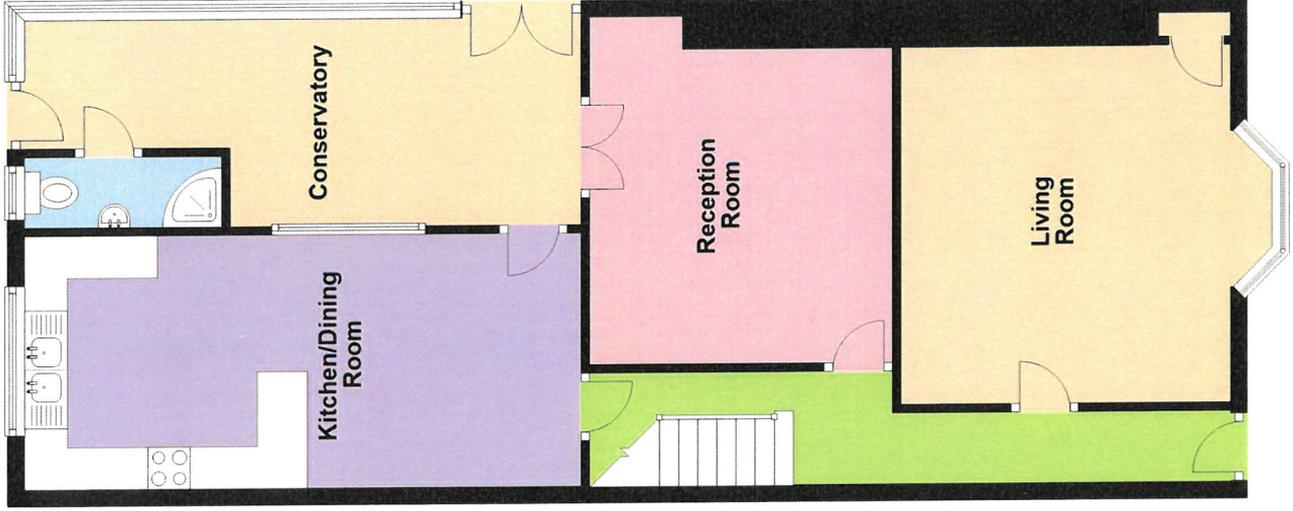


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

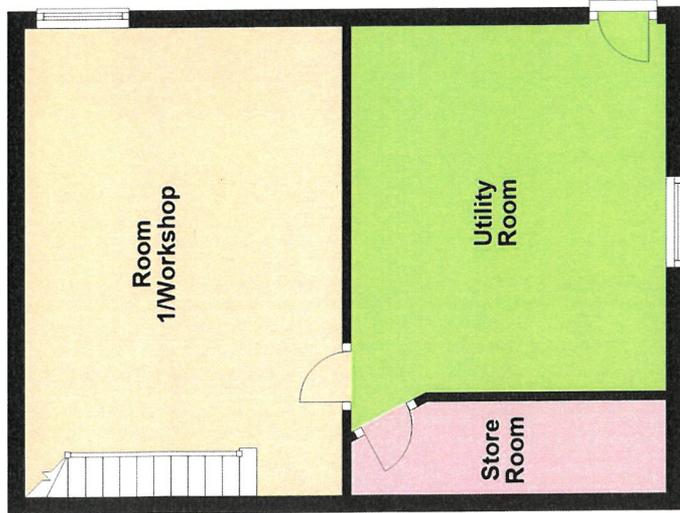
First Floor



Ground Floor



Cellar



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

