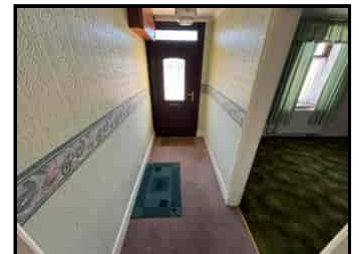


Town centre. A deceptive and well presented 3 bedroomed mid terraced house with garden, garage and parking, Lampeter, West Wales



3 Victoria Terrace, Lampeter, Ceredigion. SA48 7DF.

£185,000

REF: R/4284/LD

*** No onward chain *** Sought after Town position *** Well presented and deceptive 3 bedroomed, 2 bathroomed mid terraced house in need of general modernisation but offering a comfortable home *** Mains gas central heating and double glazing

*** Low maintenance enclosed rear garden with patio and raised beds *** Detached sun room/conservatory of UPVC construction *** Greenhouse - 8' x 6' *** Useful workshop and garage *** Off street parking area to the rear accessed via a rear service lane

*** Town Centre position - Level walking distance to all everyday amenities *** Located with the popular district of "The Cwmins" ** A short level walk to Ysgol Bro Pedr, University of Trinity St David's Campus, Doctor's Surgery, Chemists, Shops etc *** Viewings highly recommended - Contact us to view today



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LOCATION

3 Victoria Terrace enjoys a convenient and sought after Town Centre location. 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 of Carmarthen to the immediate South.

Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Secondary Schooling on your doorstep, along with a good range of shopping facilities, Doctor's Surgery, Chemists, etc.

GENERAL DESCRIPTION

A traditional mid terraced Town House offering deceptive and well presented accommodation. The subject property is a 3 bedroomed, 2 bathroomed accommodation with a later extension. The property benefits from mains gas heating and double glazing.

To the rear lies an enclosed garden area being low maintenance, laid to level patio area and leading down to the detached sun room/conservatory, greenhouse and garage workshop.

A property worthy of early viewing, enjoying a sought after locality in the Town and within level walking distance to all amenities. The perfect Family home within close proximity to Schools, the Town with it being on the level and located within the district of "The Cwmins".

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door.



SITTING ROOM

12' 9" x 9' 9" (3.89m x 2.97m). With alcove shelving and radiator.



LIVING ROOM

17' 3" x 14' 8" (5.26m x 4.47m). With radiator, large understairs storage cupboard with lighting, Marble fireplace with LPG gas fire inset.



KITCHEN

12' 3" x 11' 8" (3.73m x 3.56m). A fitted kitchen with range of wall and floor units with work surfaces over, feature dresser style cupboard set up, 1 1/2 sink and drainer unit, electric cooker point and space, plumbing and space for dishwasher and washing machine, tiled flooring, radiator, UPVC rear entrance door.



INNER HALL

With staircase to the first floor accommodation.

BATHROOM

With a 3 piece suite with panelled bath with shower over and screen, low level flush w.c., multi drawer vanity unit with wash hand basin, shaver light and point.



FIRST FLOOR

LANDING

With access to an insulated loft space.



FRONT BEDROOM 1

15' 8" x 10' 0" (4.78m x 3.05m). With radiator and two built in wardrobes.



BEDROOM 3

11' 3" x 8' 6" (3.43m x 2.59m). With radiator.



REAR BEDROOM 2

13' 2" x 9' 2" (4.01m x 2.79m). With shelved airing cupboard housing the Vaillant mains gas central heating boiler running all domestic systems in the property, separate radiator, separate built in wardrobes. This room enjoying fine views over the rear garden.



EN-SUITE TO BEDROOM 2

With corner shower cubicle, low level flush w.c., vanity unit with wash hand basin.



EXTERNALLY

DETACHED SUMMER HOUSE/CONSERVATORY

8' 5" x 7' 4" (2.87m x 2.24m). Of UPVC construction.



GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).

DETACHED GARAGE

Split into 2 compartments. Compartment 1 (workshop): 10'5 x 9'2 with electricity and lighting.

Garage/ Compartment 2: 10'6 x 14'8 with double door onto rear service lane.

GARDEN

The property enjoys an enclosed garden area being low maintenance with steps leading from the rear entrance door onto a level patio area with path leading down to the rear service lane.



PARKING

Off street parking to the rear of the property accessed via a rear service lane.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned town property being deceptive yet in need of general modernisation.

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 - 'D'.

MONEY LAUNDERING REGULATIONS

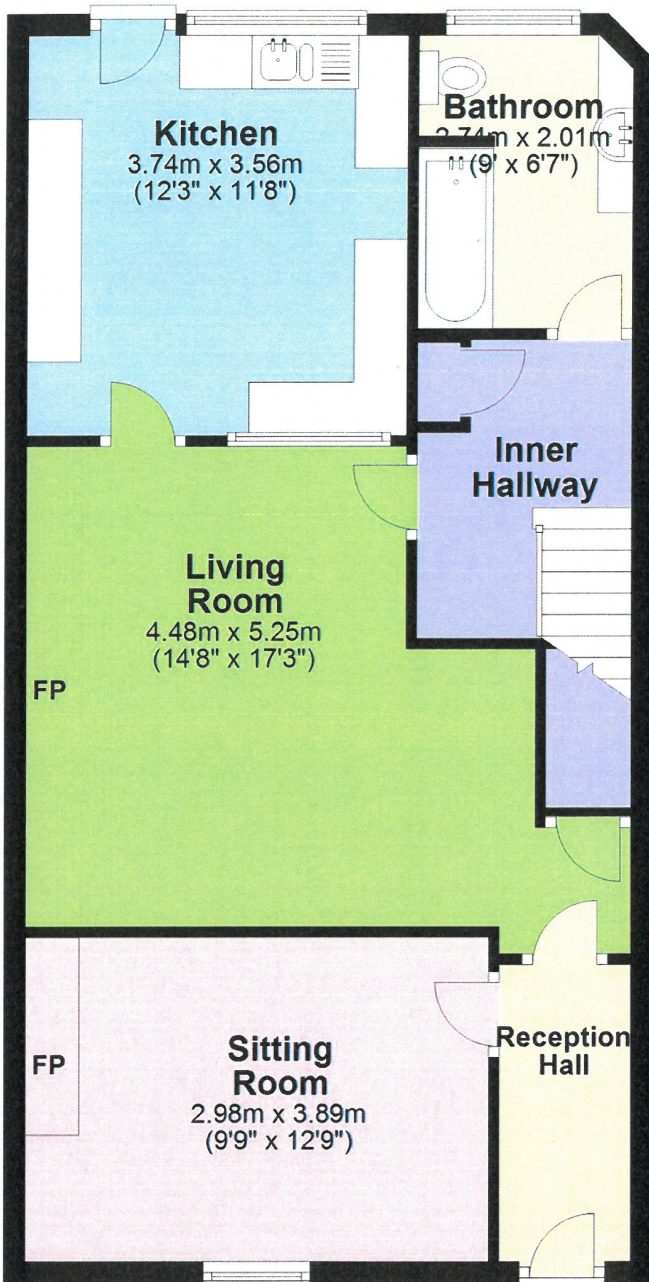
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

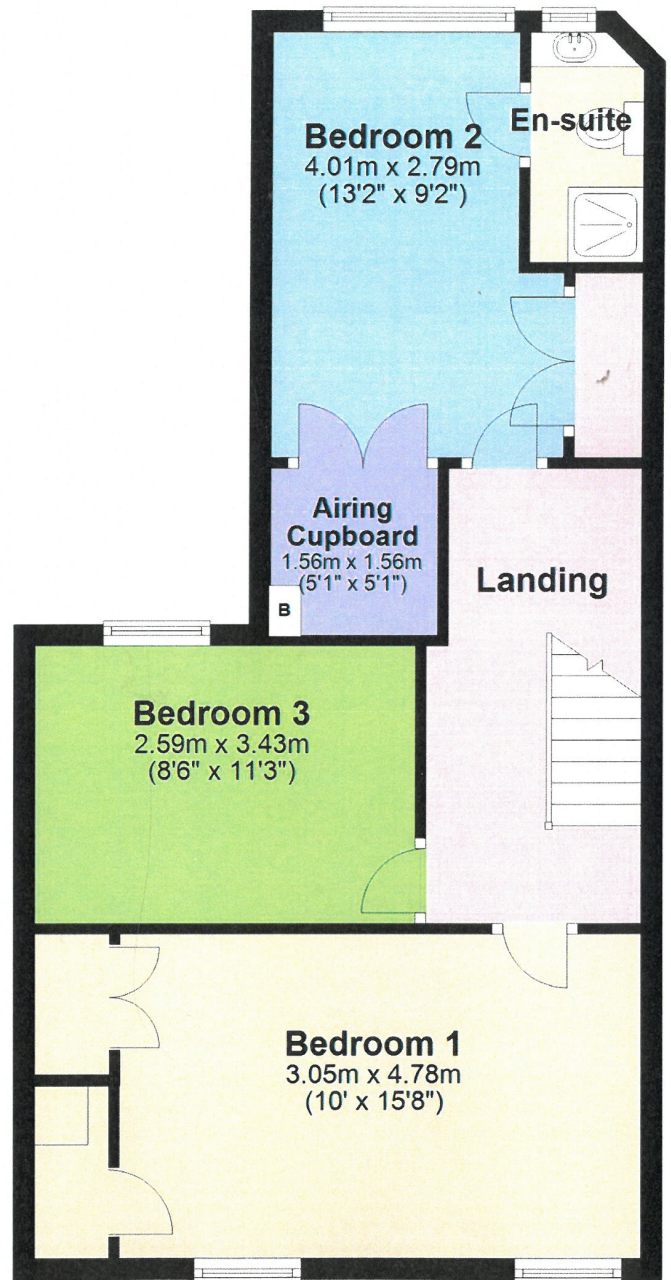
Ground Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

3 Victoria Terrace, Lampeter

Directions


From our Lampeter office proceed to the main square and bear left at the roundabout heading towards Bridge Street. By Lloyd's chip shop turn right into Drover's Road and proceed along this road until you reach a junction. Continue straight on across the junction heading for the Cwmins Car park and Victoria Terrace will be 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 our properties are also available to view 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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