

*A nicely positioned and well situated 3 bedroomed semi detached house just off the Town Centre of Lampeter, West Wales*



**2 Hen Felin Cottages, Mill Street, Lampeter, Ceredigion. SA48 7HX.**

**£199,950**

**REF: R/4605/LD**

- \*\*\* A well situated and nicely presented semi detached house \*\*\* Spacious 3 bedroomed accommodation
- \*\*\* Mains gas central heating, UPVC double glazing and good Broadband connectivity \*\*\* Traditionally built cottage converted from a former Mill approximately 20 years ago
- \*\*\* Tarmacadamed side driveway with parking for two vehicles \*\*\* Low maintenance garden area to the rear with a patio area and sun terrace
- \*\*\* Modern and convenient Town living \*\*\* Within level walking distance to all Town amenities especially the University of Wales Trinity Saint David Campus \*\*\* Perfectly suiting Family accommodation or 1st Time Buyers



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## 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 from the County Town of Carmarthen to the immediate South. Lampeter offers a wide range of business and leisure facilities including both Junior and Senior Schooling and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

A convenient and well positioned semi detached house offering comfortable 3 bedroomed modern accommodation with a low maintenance garden and a side driveway. The property benefits from mains gas fired central heating, double glazing and good Broadband connectivity.

## THE ACCOMMODATION

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 with understairs cupboard.

### LIVING ROOM

11' 9" x 11' 2" (3.58m x 3.40m). With radiator and T.V. point.



## KITCHEN/DINER

17' 8" x 11' 2" (5.38m x 3.40m). A modern fitted kitchen with a range of wall and floor units with work surfacers over, stainless steel sink and drainer unit, integrated oven, 4 ring hob with extractor hood over, space for washing machine, patio doors to the terraced garden area, radiator.



### First Floor

### LANDING

Approached by timber staircase from the Reception Hall, access to the insulated loft space via a drop down ladder.

### BEDROOM 1

13' 0" x 8' 8" (3.96m x 2.64m). With radiator.



## BEDROOM 2

10' 0" x 8' 8" (3.05m x 2.64m). With radiator.



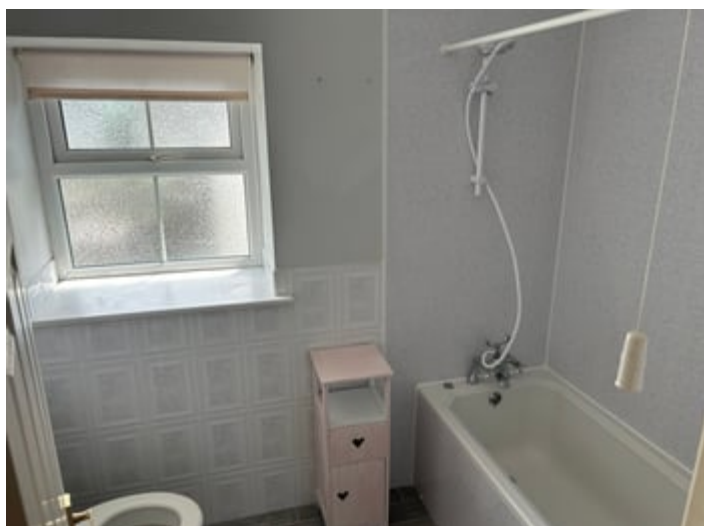
## BEDROOM 3

9' 9" x 9' 7" (2.97m x 2.92m). With radiator.



## BATHROOM

A modern suite with aqua boarded walls comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin.



## Externally

## GARDEN

To the rear of the property lies a low maintenance and private garden area laid to patio with flower and shrub borders. It also offers a sun terrace with fine views over Lampeter and the garden.



## GARDEN (SECOND IMAGE)



## PARKING AND DRIVEWAY

A tarmacadamed driveway to the side of the property with parking for two vehicles.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A well positioned semi detached house within level walking distance to all Town amenities.

## 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 - 'C'.

## 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

From our Lampeter Office proceed along College Street. Proceed over the mini roundabout. Take the right hand turning into Mill Street. Proceed along Mill Street. The property can be found on your right hand side after approximately 150 metres. 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

**Council Tax:** Band C

N/A

**Parking Types:** Off Street. Private.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

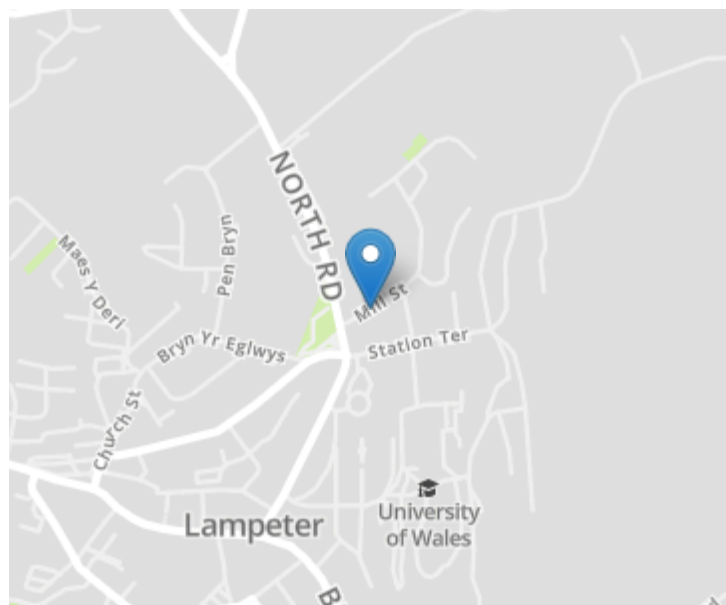
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No


**The existence of any public or private right of way?** No



## Directions

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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