

Leasehold Tenure. An exceptional and well appointed 2 bedroomed first floor Apartment on a sought after residential development. Lampeter, West Wales



Apartment 4, Glanyrafon, Cwrt Dulas, Lampeter, Ceredigion. SA48 7HY.

£147,500

REF: R/4675/LD

- *** Leasehold Tenure *** An exceptional and well appointed first floor Apartment *** Spacious 2 double bedroomed, 2 bathroomed accommodation *** Stylish and modern and of high standard *** Mains gas central heating, UPVC double glazing, Intercom Security entry system and communal lift
- *** Low maintenance stress free living *** NHBC 10 Year Guarantee - With 2 years remaining *** Pleasant edge of Town Development *** Designated/allocated parking *** Communal garden
- *** Level walking distance to all Town amenities and within close proximity to the University of Wales Trinity Saint David Campus and Junior and Senior Schooling *** Fine country views with picturesque elevated outlook *** Contact us today to view *** A great opportunity to purchase this high end Apartment *** Perfect for retirement living or 1st Time Buyers



LAMPETER
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Ceredigion, SA46 0AS
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CARMARTHEN
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Carmarthenshire, SA31 3AD
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LOCATION

Lampeter is a traditional 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 from Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with Business and Leisure facilities, including both Junior and Secondary Schooling and the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

A high specification modern Apartment offering excellent craftsmanship and of high insulative qualities. The Apartment benefits from mains gas central heating, double glazing and good Broadband connectivity. It offers 2 double bedroomed accommodation and 2 bathrooms along with an open plan kitchen/diner.

The Apartment block is located on a select residential development within the Town of Lampeter and is within easy level walking distance to all Town amenities.

The Apartment was built by a Local Reputable Developer and is of high insulative quality.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

With double service cupboard that houses the fuse box, storage facility, Glow Worm mains gas combi boiler, oak laminate flooring throughout.

STYLISH BATHROOM

Having a contemporary styled suite comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level flush w.c., radiator, extractor fan.



INNER HALLWAY

With two built-in laundry/storage cupboards, radiator.

PRINCIPAL BEDROOM

11' 9" x 9' 8" (3.58m x 2.95m). With oak laminate flooring, radiator, pleasant country views.



EN-SUITE

Having a fully tiled modern suite with low level flush w.c., vanity unit with wash hand basin, shaver light and point, corner shower cubicle, radiator, extractor fan.



BEROOM 2

11' 9" x 7' 8" (3.58m x 2.34m). With radiator, pleasant country views.



OPEN PLAN LIVING/KITCHEN/DINING ROOM

27' 0" x 11' 8" (8.23m x 3.56m). A modern contemporary style fitted kitchen of Shaker style with wall and floor units with laminate work surfaces over, stainless steel single sink and drainer unit with mixer tap, integrated electric fan oven with 4 ring gas hob and extractor hood over, integrated fridge/freezer, integrated dishwasher and washing machine, breakfast bar.



KITCHEN/DINING ROOM (SECOND IMAGE)



DINING/LIVING AREA

With oak laminate flooring, radiator, patio doors opening onto a glazed closed balcony area having pleasant country views over the West Wales countryside.



DINING/LIVING AREA (SECOND IMAGE)



COMMUNAL AREA

- Communal Entrance
- Foyer and Lobby
- Contemporary Staircase
- Central Lobby serving all Floors
- OTIS Lift for access between all Floors
- Intercom Security entrance system
- UPVC double glazing
- Allocated parking

FRONT OF PROPERTY



FINE COUNTRY VIEWS



AGENT'S COMMENTS

A sought after and well appointed Apartment on a desirable residential development. Edge of Lampeter.

TENURE AND POSSESSION

We are informed the property is of LEASEHOLD TENURE and will be vacant on completion.

999 Year Leasehold with 991 years remaining with equity share and service charge. We are informed by the current Vendors that the service charge is approximately £650.00/£700.00 per annum which includes the grass cutting, lift maintenance, cleaning of communal areas and intercom. The service charge also includes the Building Insurance.

COUNCIL TAX

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

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

Council Tax: Band C

N/A

Parking Types: Allocated. Residents.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lift access.

EPC Rating: B (84)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

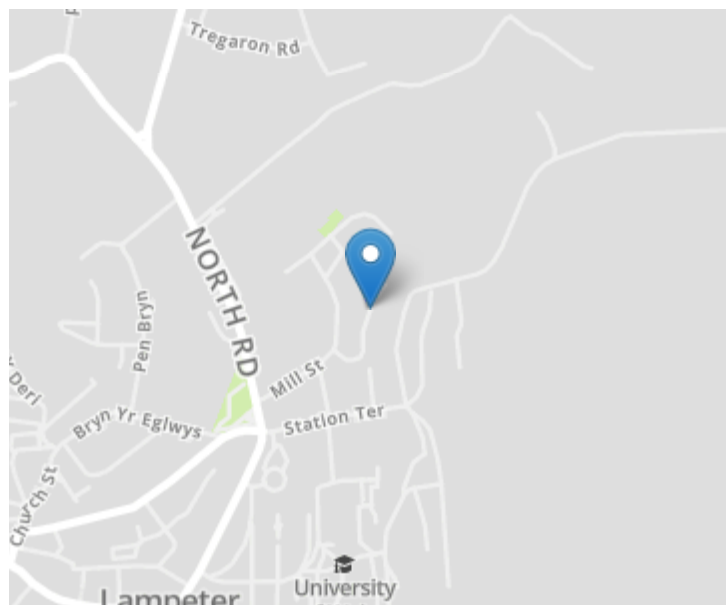
Any risk of coastal erosion? No

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


From Lampeter Town Centre proceed down College Street, passing the University Campus. After the mini roundabout take the second right hand turning into Mill Street. Proceed along Mill Street taking the second turning into Cwrt Dulas. Proceed through the select cul-de-sac and the Apartments can be found further along 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'.

To keep up to date please visit our Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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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