

*A traditional end of terrace 2 bedroomed Town House with garden and garage. Lampeter Town Centre, West Wales*



1 Mill Street, Lampeter, Ceredigion. SA48 7HX.

£175,000

REF: R/4180/LD

- \*\*\* No onward chain    \*\*\* A traditional end of terrace house    \*\*\* Generous and deceptive 2 bedroomed accommodation
- \*\*\* Mains gas central heating and double glazing    \*\*\* Open plan kitchen/diner and conservatory
- \*\*\* Useful garage/workshop and on street parking    \*\*\* A low maintenance garden located to the side and rear of the property laid to lawn and patio area with delightful flower and shrub borders all of which being enclosed and low maintenance
- \*\*\* Convenient to all Town amenities - A short level walk to the University of Wales Trinity Saint David Campus and Ysgol Bro Pedr School    \*\*\* Suiting 1st Time Buyers/Investment Purchasers or for retirement living    \*\*\* Located in the popular residential district of Mill Street    \*\*\* Contact us today to view



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## 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 deceptive and well presented 2 bedroomed end of terrace Town House offering comfortable living accommodation and benefiting from mains gas central heating and double glazing.

A particular feature of the property is its low maintenance grounds and the welcome addition of a garage/workshop.

In all set nicely within the Town Centre of Lampeter and within walking distance to all amenities.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a traditional front entrance door with fan light over, staircase to the first floor accommodation, radiator.



## LIVING ROOM

13'8" x 8'8", with a modern tiled fireplace with electric fire, radiator.



## SITTING ROOM

11'9" x 11', with radiator, feature pine fitted book case.



## KITCHEN/DINER

18' x 10'7", a pine fitted kitchen with a range of wall and floor units with breakfast bar, electric cooker point and space, stainless steel sink and drainer unit, radiator, UPVC rear entrance door.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## CONSERVATORY

9'2" x 8'9", of UPVC construction with entrance door to garden.



## FIRST FLOOR

### LANDING

Leading to

### FRONT BEDROOM 1

16'9" x 11'5", with radiator, two windows to the front, built-in wardrobes.



**BEDROOM 1 (SECOND IMAGE)****REAR BEDROOM 2**

11' x 9'3", with radiator.

**REAR LANDING**

With large airing cupboard housing the newly fitted Ideal mains gas central heating boiler.

**BATHROOM**

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator.

**EXTERNALLY****GARDEN**

A low maintenance garden located to the side and rear of the property laid to lawn and patio area with delightful flower and shrub borders all of which being enclosed and low maintenance.



**GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****GARAGE**

20' x 10', of concrete construction and benefiting from an electric up and over door and accessed via a side service lane.

**REAR OF PROPERTY****FRONT OF PROPERTY****AGENT'S COMMENTS**

A well positioned Town House within easy 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 - 'D'.

**MONEY LAUNDERING REGULATIONS**

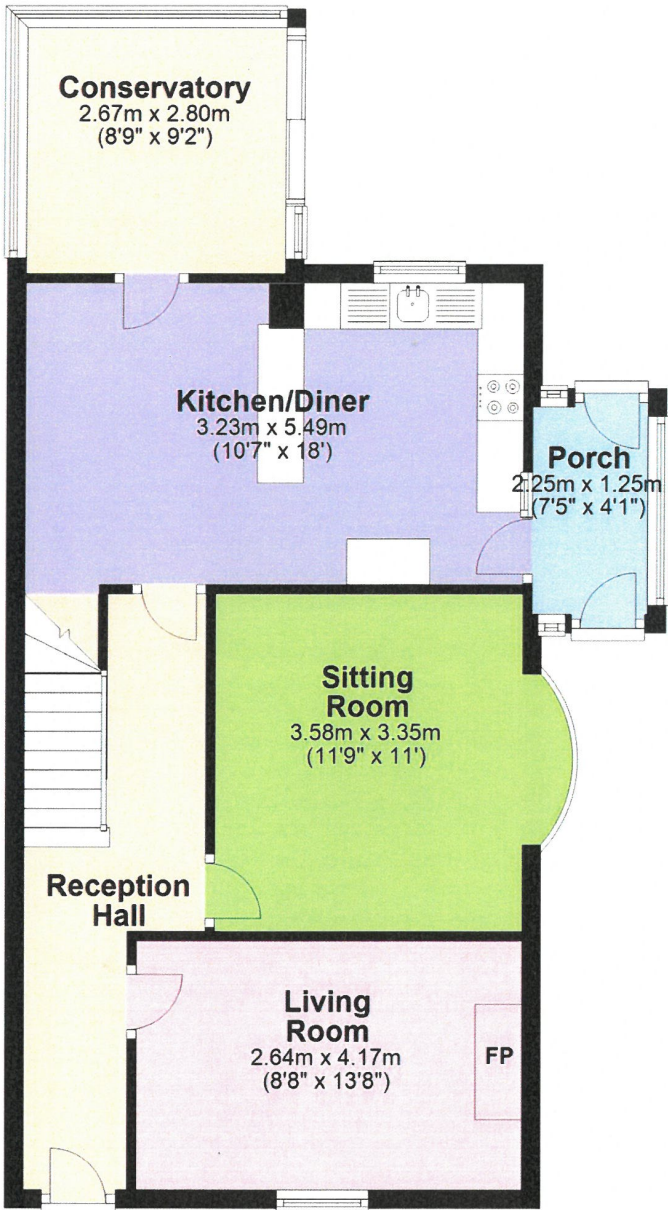
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, mains gas central heating, double glazing.

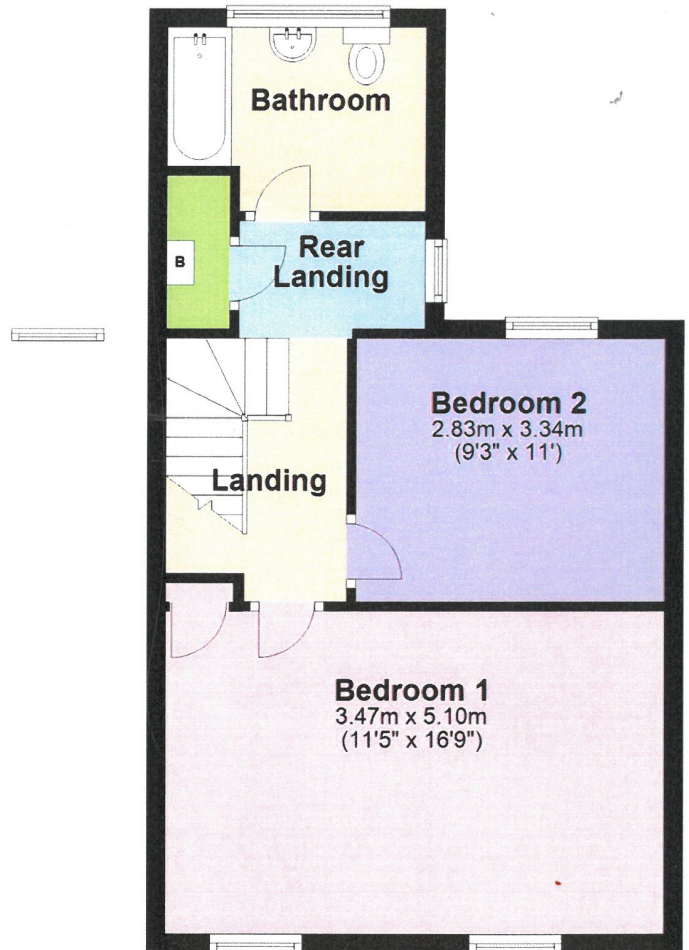
## Ground Floor

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



## First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 102.1 sq. metres (1099.1 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.

**1 Mill Street, Lampeter**

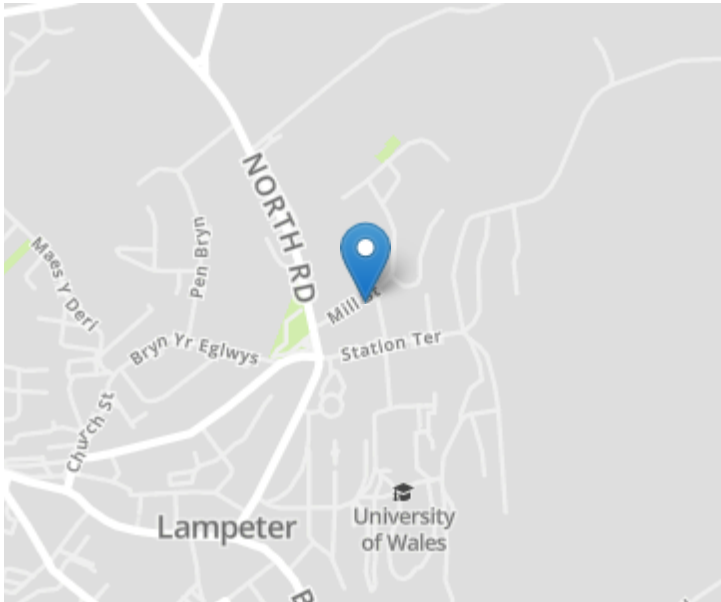
**Directions**

From our Lampeter Office proceed along College Street and over the mini roundabout. Turn first right beside Steffan Dental Surgery onto Mill Street. The property will be found on your right 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](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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623  
E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



Regulated by  
**RICS**