

*Convenient Town Centre property. A 2 bedroomed link detached Mews Cottage/Town House.  
Lampeter, West Wales*



**3 Old Post Office Mews, Lampeter, Ceredigion. SA48 7DW.**

**£142,500**

**REF: R/4768/LD**

\*\*\* No onward chain - Priced to sell \*\*\* Attention 1st Time Buyers or Investors \*\*\* A convenient Town Centre property \*\*\* 2 bedroomed link detached Mews Cottage/Town House \*\*\* Mains gas central heating, double glazing and good Broadband connectivity \*\*\* Low maintenance living \*\*\* Open plan kitchen/living area with double doors to the garden

\*\*\* Low maintenance enclosed garden area laid to patio Double tarmacaded parking area

\*\*\* Town Centre location - Within easy level walking distance to all Town amenities especially Sainsbury's Supermarket \*\*\* Viewings recommended - Contact us today



**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

The property is located in the popular University Town of Lampeter in the heart of the Teifi Valley and on the doorstep to the Cambrian Mountains. Lampeter itself benefits from comprehensive shopping facilities with a variety of shops, Butchers. Doctors Surgery, Dentists, Public Houses/Restaurants, Junior and Secondary Schooling and Supermarkets. It lies 12 miles inland from the Cardigan Bay Coast at Aberaeron and 20 miles North from the County Town and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

A convenient Mews Cottage/Town House positioned within the Town Centre of Lampeter. The property offers open plan 2 bedroomed accommodation with a low maintenance enclosed patio garden area and two parking spaces. It benefits from all mains provisions as well as mains gas and good Broadband connectivity.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### GROUND FLOOR

#### RECEPTION HALL

With part glazed entrance door.

#### BOILER ROOM/CLOAK CUPBOARD

With mains gas combination central heating and domestic water boiler.

## CLOAKROOM

With low level flush w.c., pedestal wash hand basin, radiator.



## KITCHEN/DINER

24' 0" x 17' 0" (7.32m x 5.18m). A fitted cottage style kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated electric oven, 4 ring gas hob with extractor hood over, plumbing and space for washing machine and under counter fridge, French doors to the patio area, staircase to the first floor accommodation.



## OPEN PLAN LIVING AREA



## LIVING AREA



## FIRST FLOOR

### LANDING

With built-in wardrobe, access to the insulated loft area.

## BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m). Comprising of a corner glazed shower cubicle with electric shower, part tiled walls, pedestal wash hand basin, low level flush w.c., radiator and mirror.



## BEDROOM 1

10' 9" x 8' 1" (3.28m x 2.46m). With radiator.



## BEDROOM 2

11' 3" x 7' 7" (3.43m x 2.31m). With radiator and built-in wardrobe.





## EXTERNALLY

### GARDEN

Low maintenance enclosed garden area laid to patio with views over Market Street.



### PARKING AND DRIVEWAY

Double tarmacadamed parking area access via the archway with paved slate pathways to the front.



### FRONT OF PROPERTY



## REAR OF PROPERTY



### PLEASE NOTE

There is a Flying Freehold from Number 2 Old Post Office Mews. Further details available from the Selling Agents.

### 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

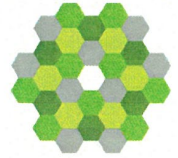
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



# HM Land Registry

## Official copy of title plan

Title number **CYM319583**  
Ordnance Survey map reference **SN5748SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



©Crown Copyright. Produced by HM Land Registry.  
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



**Council Tax:** Band D

N/A

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

Residents.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**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


From our Lampeter Office proceed towards Market Street. Proceed under the arch and the property will be located in the corner of Mews Development, 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
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 :

**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**