

A highly desirable and well positioned 3 bedroomed semi detached house with front and rear garden areas and private off street parking. Lampeter, West Wales



5 Cwrt Dulas, Lampeter, Ceredigion. SA48 7HY.

£215,000

REF: R/5143/LD

*** No onward chain *** A highly desirable and sought after 3 bedroomed semi detached home *** Mains gas central heating and UPVC double glazing *** Traditionally built Family residence

*** Tarmacadamed rear private parking area for two vehicles *** Front and rear garden areas *** Patio area *** Garden shed

*** Convenient edge of Town location - Within level walking distance to the University of Wales Trinity Saint David Campus, Town Centre, Shops, Schools and everyday amenities *** A sought after property in a highly desirable cul-de-sac location *** Town living at its best *** A must view - Won't be on the market for long



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LOCATION

The property is located within a sought after residential cul-de-sac within the University Town of Lampeter and is within easy level walking distance to all Town amenities including the University of Wales Trinity Saint David Campus. Lampeter is 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 the Administrative Centre and County Town of Carmarthen.

GENERAL DESCRIPTION



A highly sought after semi detached house offering 3 bedroomed accommodation along with a modern kitchen and bathroom. It benefits from mains gas central heating, double glazing and good Broadband connectivity.

Externally it boasts a front and rear garden area, patio area and a garden shed. Also to the rear lies a tarmacadamed private parking area for two vehicles.

A sought after property in a highly desirable cul-de-sac on the edge of the Town Centre. A property worthy of early viewing.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a front storm porch leading to a UPVC front entrance door, staircase to the first floor accommodation, radiator, understairs storage cupboard.



CLOAKROOM

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



LIVING ROOM

13' 1" x 14' 2" (3.99m x 4.32m). With twin glazed doors, fitted electric fire.



KITCHEN/DINER

15' 7" x 9' 6" (4.75m x 2.90m). A fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 bowl sink and drainer unit, integrated Stoves electric fan oven with a gas hob and extractor hood over, Vaillant gas combination boiler running domestic systems with the property, tiled surrounds, plumbing and space for a washing machine, walk-in understairs pantry cupboard, French UPVC double glazed doors to the rear garden, radiator.



KITCHEN/DINER (SECOND IMAGE)



FIRST FLOOR

LANDING

Having access to a loft space via a drop down ladder, separate airing cupboard with radiator.

BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m). Having a pedestal wash hand basin, low level flush w.c., chrome heated towel rail, corner shower cubicle.



BEDROOM 1

11' 8" x 9' 4" (3.56m x 2.84m). With radiator.



BEDROOM 2

11' 8" x 9' 4" (3.56m x 2.84m). With radiator.



BEDROOM 3

9' 2" x 7' 5" (2.79m x 2.26m). With radiator.

**REAR GARDEN (SECOND IMAGE)****REAR GARDEN (THIRD IMAGE)****EXTERNALLY****FRONT GARDEN**

To the front of the property lies a flower/shrubbery garden with steps to the front entrance door.

REAR GARDEN

A particular feature of this highly sought after property is its rear garden with a patio area leading onto a flower/shrubbery garden area. The garden also benefits from a GARDEN SHED and a paved pathway leading from the side of the property for ease of access.

**PATIO AREA**

PARKING AND DRIVEWAY

A tarmacadamed private driveway lies to the rear of the property with parking for two vehicles and ramp access to the rear garden.



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after 3 bedroomed semi detached property within level walking distance to the Town of Lampeter. A must view property.

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

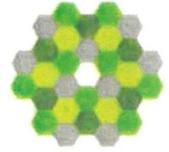
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

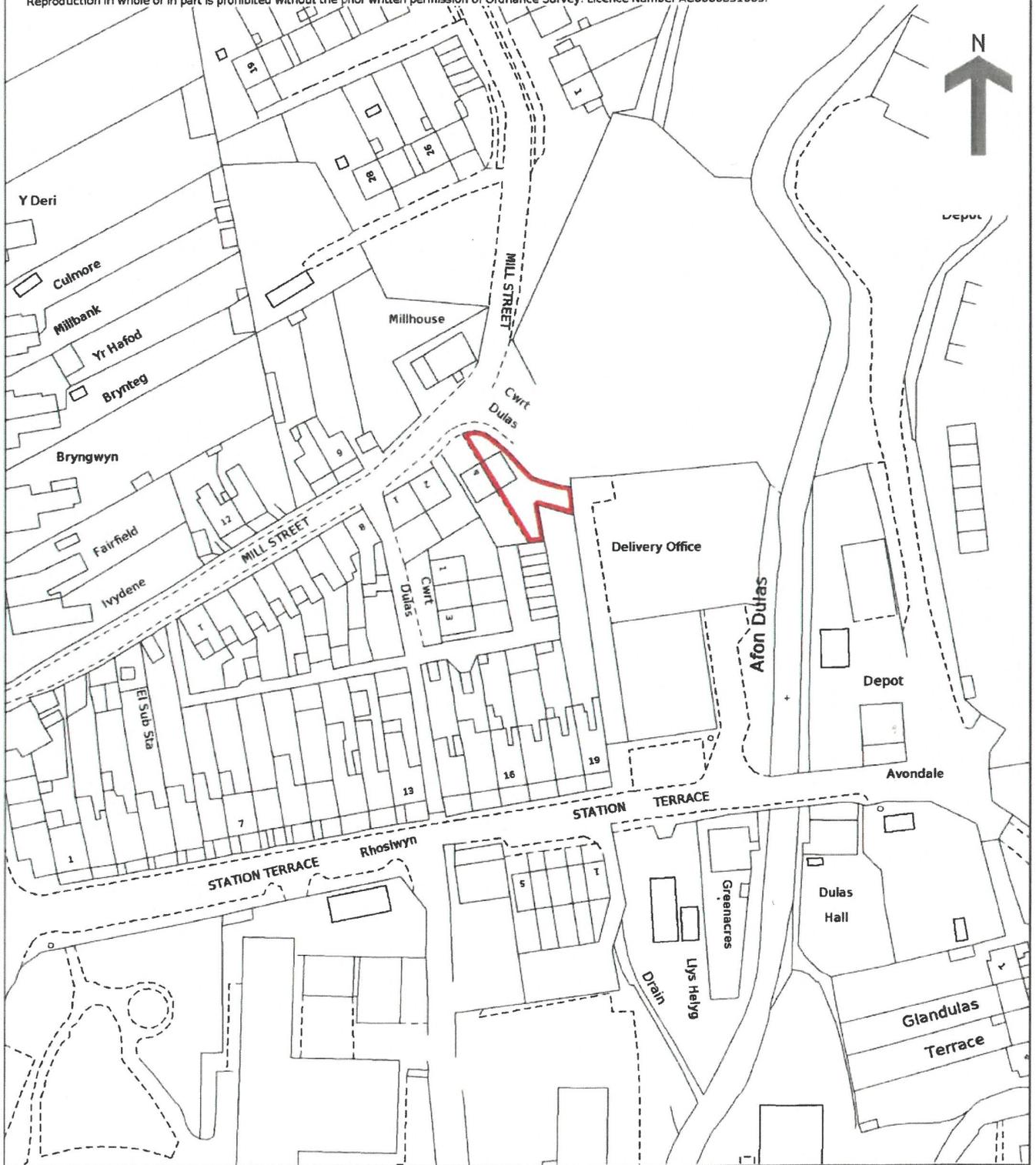
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry Official copy of title plan

Title number **CYM232786**
Ordnance Survey map reference **SN5848SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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 along College Street. At the mini roundabout take the second right hand turning into Mill Street. Proceed along Mill Street. At the entrance for Cwrt Dulas 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

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

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