

Regulated by:



**RICS**



Since 1989

*A substantial Town property split into three self contained flats. Lampeter Town Centre, West Wales*



**Cartref, Bryn Road, Lampeter, Ceredigion. SA48 7EE.**

**REF: R/2564/LD**

**£175,000**

\*\*\* Residential/commercial investment property \*\*\* Substantial three storied semi detached house \*\*\* Split into three 1 bedroomed self contained flats \*\*\* Fire alarm system fitted and partially double glazed \*\*\* Revert into an impressive and spacious Family home or business opportunity with significant income potential

\*\*\* Desirable location - Town Centre \*\*\* Walking distance to all Town amenities - With a Supermarket within 100 yards

\*\*\* Enclosed front and rear lawned garden being well maintained \*\*\* Rear access with parking \*\*\* Imposing traditional and an interesting project - No onward chain

## 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, 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 Senior Schooling and also the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

Cartref offers potential Purchasers a great residential or commercial opportunity. Currently the property has been split into three 1 bed roomed self contained flats but could offer potential to be reverted and re-configured to be utilised as one large Family home. The property is positioned in a very desirable location, within the Town Centre, and is traditionally built. The property currently offers the following:-

### ENTRANCE PORCH

With a solid front entrance door with glazed panel light over.

### COMMUNAL LOBBY

To

## FLAT 1

### FLAT 1 - HALLWAY

To

### FLAT 1 - LIVING ROOM



15' 9" x 13' 9" (4.80m x 4.19m) into bay. With two night storage heaters, exposed timber flooring.

### FLAT 1 - BEDROOM 1

12' 8" x 13' 3" (3.86m x 4.04m). With night storage heater.

## FLAT 1 - KITCHEN



12' 8" x 11' 6" (3.86m x 3.51m). With a modern fitted kitchen having wall and floor units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, cooker point, night storage heater.

### FLAT 1 - SIDE HALLWAY

With separate UPVC entrance door, airing cupboard with hot water cylinder and immersion.

### FLAT 1 - SHOWER/WET ROOM

With a walk-in wet room facility having a Triton shower, low level flush w.c., pedestal wash hand basin, heated towel rail, extractor fan, wall heater, utility cupboard.

## FIRST FLOOR

## FLAT 2

### COMMUNAL STAIRCASE

Accessed via a communal staircase.

### FLAT 2 - HALLWAY

To

### FLAT 2 - BEDROOM 1

9' 8" x 6' 6" (2.95m x 1.98m). With night storage heater, built-in cupboard.

### FLAT 2 - BATHROOM

Having a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail, wall heater.

**FLAT 2 - LIVING ROOM**

13' 2" x 11' 5" (4.01m x 3.48m). With night storage heater.

**FLAT 2 - KITCHEN**

11' 2" x 9' 5" (3.40m x 2.87m). With a modern fitted kitchen having wall and floor units with work surfaces over, stainless steel sink and drainer unit, night storage heater, space for washing machine and cooker point, double aspect windows enjoying views over the rear garden area.

**FLAT 3****FLAT 3 - HALLWAY**

To

**FLAT 3 - KITCHEN**

13' 6" x 7' 6" (4.11m x 2.29m). A modern fitted kitchen with wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and cooker point, night storage heater, extractor fan.

**FLAT 3 - LIVING ROOM**

16' 2" x 11' 7" (4.93m x 3.53m) into bay. With night storage heater.

**FLAT 3 - SECOND FLOOR**

With airing cupboard housing the hot water cylinder and immersion.

**FLAT 3 - BEDROOM 1**

20' 0" x 13' 7" (6.10m x 4.14m). With two roof windows, night storage heater.

**FLAT 3 - BATHROOM**

Having a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, wall heater.

**EXTERNALLY****OUTBUILDINGS**

Traditional stone and slate outbuildings with two garden sheds.

## REAR GARDEN



To the rear lies a traditional stone walled enclosed garden being laid to lawn with a fruit tree orchard. The rear garden enjoys a path leading from the rear of the property up to the parking area.

## FRONT GARDEN



Also to the front lies a lawned garden with steps leading to the front entrance door and a path to the rear.

## PARKING



With rear off street parking for two vehicles.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX BAND

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

Flat 1: 'A'

Flat 2: 'A'

Flat 3: 'A'

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, partially double glazed, telephone subject to B.T. transfer regulations, Fibre Broadband available.

## Directions

From our Lampeter Office turn right and proceed along College Street. At the mini roundabout turn left onto Bryn Road. Continue along Bryn Road and before the turning to Sainsburys the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

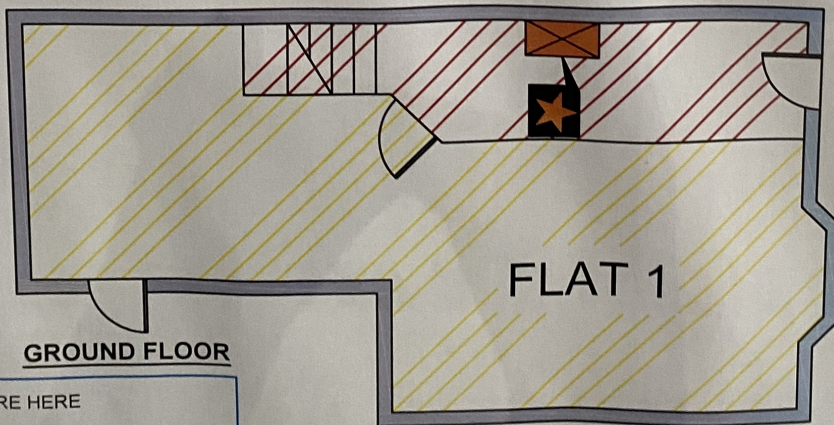
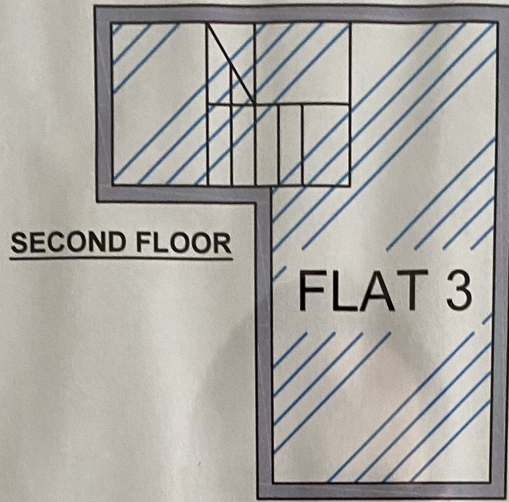
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view 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'.

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# FIRE ZONE CHART



- YOU ARE HERE
- FIRE ALARM PANEL
- ZONE 1 - COMMUNAL
- ZONE 2 - FLAT 1
- ZONE 3 - FLAT 2
- ZONE 4 - FLAT 3

1-3 CARTREF  
HEOL Y BRYN  
LAMPETER  
SA48 7EE

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