

A Convenient End of Terrace Town House with Garden and Garage, Just off Lampeter Town Centre, West Wales.



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

£188,500

R/4689/AM

*** No Onward Chain *** A Convenient End of Terrace Town House *** Deceptive 3 Bedroomed accommodation *** Mains gas central heating and double glazing ***

*** Useful detached garage with vehicular access *** A low maintenance garden located to the rear of the property laid to lawn and patio area to the side with raised beds all of which being enclosed ***

*** 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 well positioned and deceptive 3 bedroomed traditional end terraced Town House benefiting from mains gas central heating and double glazing. To the rear lies a walled rear garden along with a detached garage. .

In all set nicely within the Town Centre of Lampeter and within walking distance to all amenities. The property suits a range of Buyers, from 1st Time Buyers to retirement living.

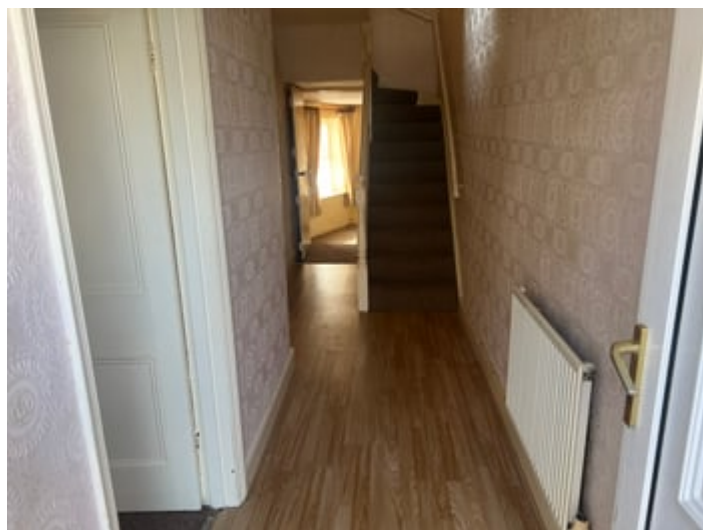


THE ACCOMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

3' 9" x 12' 9" (1.14m x 3.89m) Accessed via a traditional front entrance door. Laminate flooring, staircase to the first floor accommodation with under stairs storage, radiator.



SITTING ROOM/LOUNGE

12' 5" x 8' 9" (3.78m x 2.67m) with radiator.



LIVING ROOM

11' 9" x 11' 1" (3.58m x 3.38m) Fireplace with Electric fire, Fitted book case, radiator.



KITCHEN/DINER

20' x 8' 8" (3.45m x 2.64m) A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, cooker point , plumbing and space.



FIRST FLOOR

LANDING

Split Level with radiator and access to the loft space.



BATHROOM

10' 6" x 8' 7" (3.20m x 2.62m) Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, fitted cupboards radiator.



REAR BEDROOM 1

11' 1" x 10' 5" (3.38m x 3.17m) With radiator. Enjoying views over the rear garden.



FRONT BEDROOM 2

10' 3" x 9' 7" (3.12m x 2.92m) with radiator and window to the front.



FRONT BEDROOM 3/STUDY

7' 4" x 6' 8" (2.24m x 2.03m) with radiator. Offering potential office space or a third bedroom



EXTERNALLY

PATIO AREA

Located off the side of the property being bordered by raised beds and walled garden. Pedestrian gate to the side road.



GARDEN SHED



STORE SHED



GARDEN

A low maintenance enclosed walled garden area with path leading to garage.



DETACHED GARAGE

Of concrete construction and up and over door accessed from the side road.



FRONT OF PROPERTY



SIDE ELEVATION



REAR OF PROPERTY



AGENTS 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.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

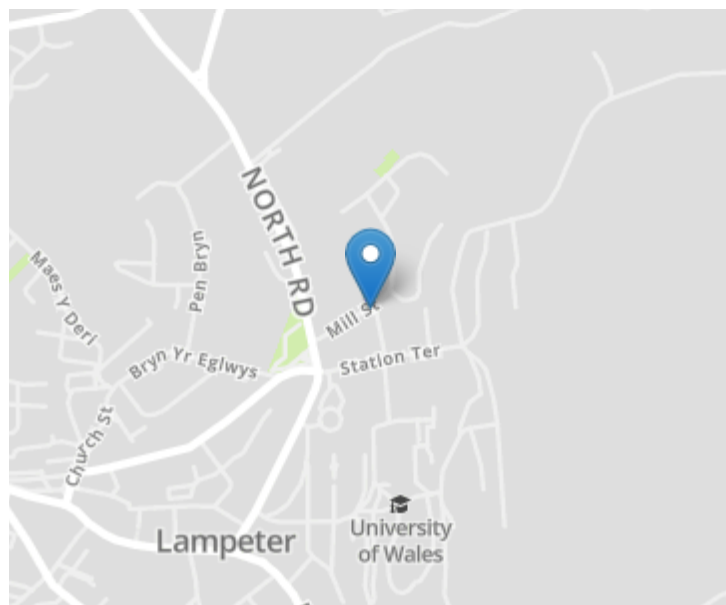
Any risk of coastal erosion? No

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 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

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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS