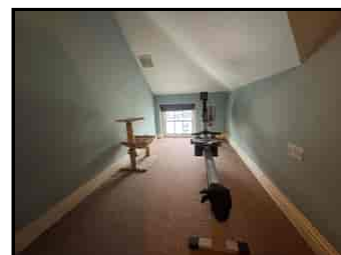


Get your foot on the property ladder or for investment purposes. A deceptively spacious 2/3 bedroomed Town House. Lampeter, West Wales



2 Old Post Office Mews, Market Street, Lampeter, Ceredigion. SA48 7DW.

£109,950

REF: R/4984/LD

*** An ideal opportunity for 1st Time Buyers or for Investment Purchasers *** A deceptively spacious individually designed 2/3 bedroomed Town House split over three floors *** Period Georgian style Mews Development *** Mains gas fired central heating and double glazing

*** Low maintenance living - No garden *** On street parking only (not allocated)

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



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



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



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

LOCATION

Lampeter is located 12 miles inland from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron and 20 miles or so from the County Town and Administrative Centre of Carmarthen, to the South. Lampeter offers a wide range of amenities with business and leisure facilities, including both Junior and Secondary Schooling, Leisure Centre and Swimming Pool.

GENERAL DESCRIPTION

A deceptively spacious individually designed Town House offering 2/3 bedroomed accommodation split over three floors. The property is low maintenance with no rear garden and on street parking only (not allocated).

THE ACCOMMODATION

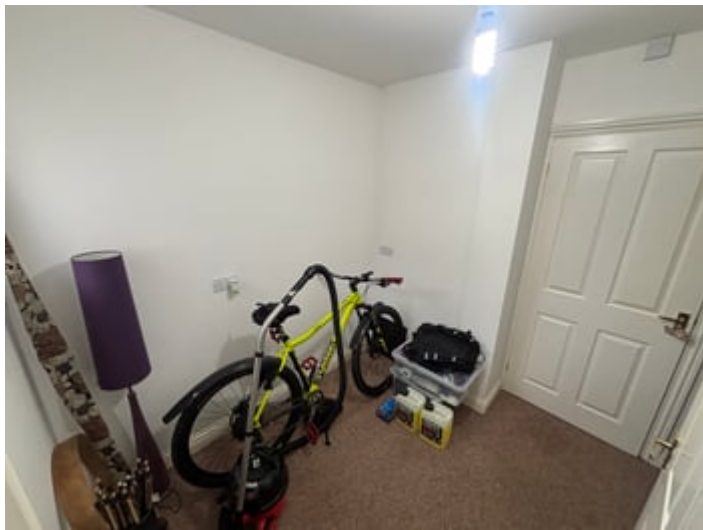
The accommodation at present offers more particularly the following.

ENTRANCE HALL

With double glazed front entrance door, radiator, boiler cupboard with mains gas fired central heating boiler.

OFFICE/BEDROOM 3

6' 8" x 7' 5" (2.03m x 2.26m). With understairs storage area.



CLOAKROOM/W.C.

With low level flush w.c., wash hand basin, extractor fan,

laminate flooring.



FIRST FLOOR

LANDING

With storage cupboard.

SHOWER ROOM

With corner shower cubicle having Triton electric shower, pedestal wash hand basin, low level flush w.c., extractor fan, electric heated towel rail.



SECOND FLOOR

OPEN PLAN KITCHEN/DINER

18' 8" x 12' (5.69m x 3.66m). A modern style fitted kitchen with a range of wall and floor units with work surfaces over, single drainer sink unit, Diplomat 4 ring gas hob, Hotpoint fan assisted electric oven and grill, extractor fan, space for fridge/freezer, space for dishwasher, telephone point.



KITCHEN/DINER (SECOND IMAGE)



EXTERNALLY



BEDROOM 2

12' 1" x 7' 9" (3.68m x 2.36m). With radiator.



THIRD FLOOR

BEDROOM 1

19' 4" x 5' 9" (5.89m x 1.75m).

EXTERNAL UTILITY ROOM

With plumbing and space for automatic washing machine and tumble dryer.



FRONT OF PROPERTY



PLEASE NOTE

The property is currently tenanted under a Shorthold Tenancy basis. The Tenant has been given notice which runs out in April 2026.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

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.

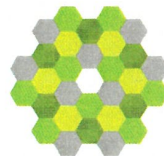
Services

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

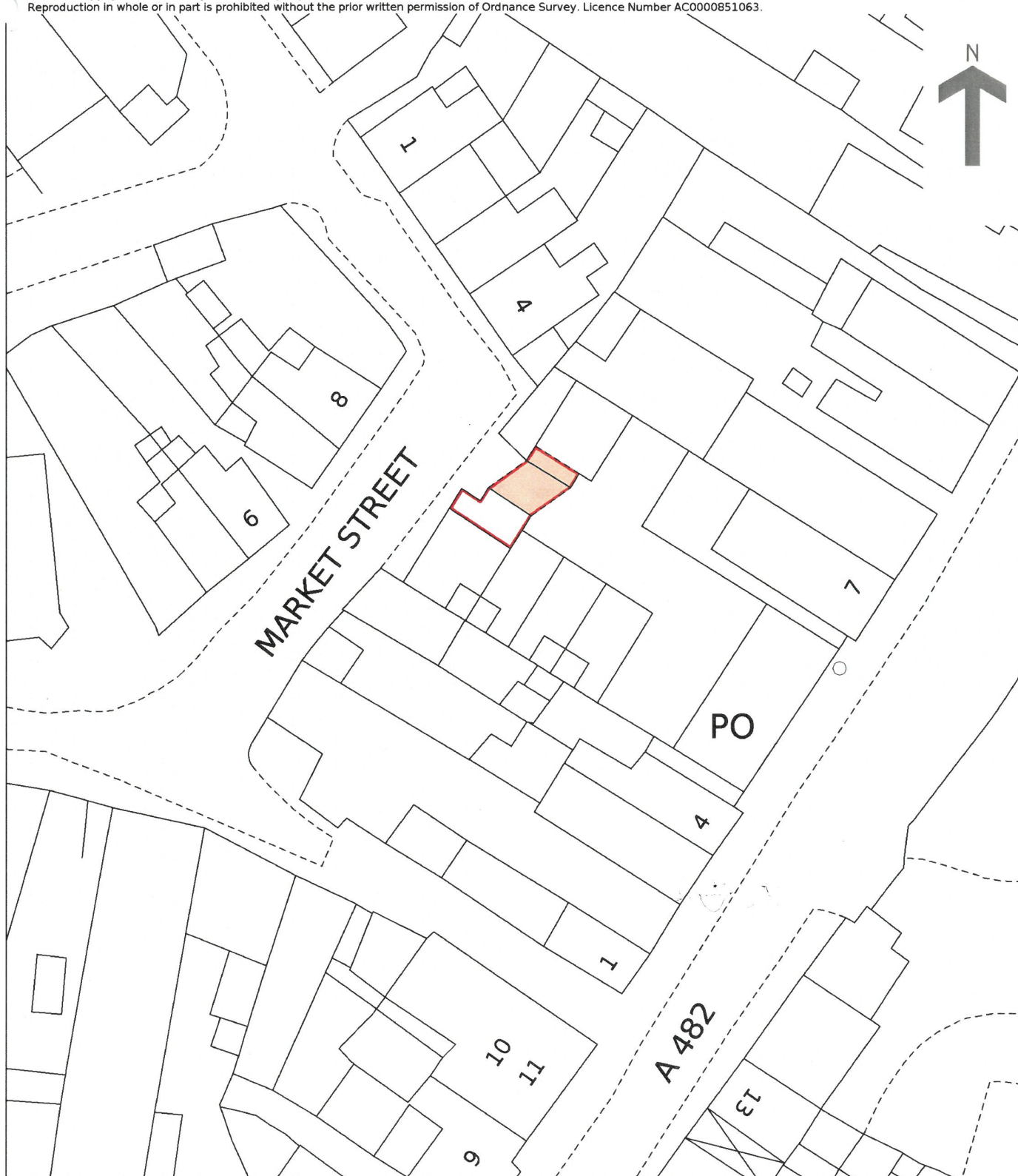
HM Land Registry

Official copy of title plan

Title number **CYM332896**
Ordnance Survey map reference **SN5748SE**
Scale **1:500 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band D

N/A

Parking Types: No Parking Available. Not Allocated. On Street.

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. The property will be located on your right hand side before going under the arch to the Mews Development.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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

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



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