

An exceptionally high standard 2 bedroomed ground floor Apartment in a sought after edge of Town location. Lampeter, West Wales



Apartment 2, Glanyrafon,, Cwrt Dulas, Lampeter, Ceredigion. SA48 7HY.

£135,000

REF: R/4464/LD

*** An exceptional high quality and deceptively spacious 2 bedroomed ground floor Apartment *** Low maintenance living *** Easily accessible on lower ground floor position *** Modern and stylish kitchen and bathroom suite *** Mains gas central heating and double glazing *** Intercom secure entry door system and communal lift *** Sought after edge of Town development of six Apartments

*** Designated/allocated parking *** Communal garden area *** Within level walking distance to Town amenities, University of Wales Trinity Saint David Campus and Schools

*** Contact us today to view *** A great opportunity to purchase this high end Apartment *** Perfect for retirement living or for 1st Time Buyers *** Leasehold Tenure



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 traditional University Town located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron and 20 or so miles North from the County Town of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities, business and leisure facilities including both Junior and Secondary Schooling and the University of Wales Trinity Saint David Campus. The Apartment lies on the edge of the Town and within level walking distance to all everyday amenities.

GENERAL DESCRIPTION



Here we have on offer an exciting opportunity to acquire a ground floor 2 bedroomed Apartment of excellent high standard and high craftsmanship. The Apartment offers a modern kitchen and bathroom along with deceptively spacious living accommodation.

The Apartment block is located on a select residential development within the Town of Lampeter and enjoys easy level walking distance to all Town amenities.

The Apartment was built by a reputable Local Builder and is of high insulative qualities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALLWAY

With double service cupboard that houses the fuse box, storage facility, Glow Worm mains gas combi boiler, laminate flooring throughout.



BATHROOM

A contemporary styled suite comprising of a panelled bath with shower over, double door vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail, extractor fan, shaver light and point.



INNER HALLWAY

With two built-in laundry/storage cupboards.

BEDROOM 1

11' 8" x 9' 9" (3.56m x 2.97m). With radiator, laminate flooring, walk-in wardrobe with built-in cupboards (Potential as an en-suite with plumbing currently in-situ).



BEDROOM 2

11' 8" x 7' 9" (3.56m x 2.36m). With radiator and laminate flooring.



OPEN PLAN LIVING/KITCHEN/DINING ROOM

27' 8" x 11' 4" (8.43m x 3.45m). A modern contemporary styled fitted kitchen with wall and floor units with laminate work surfaces over, stainless steel sink and drainer unit with mixer tap, integrated electric fan oven with 4 ring hob and extractor hood over, integrated upright fridge and freezer, integrated washing machine and tumble dryer.

DINING/LIVING AREA

With laminate flooring, radiator, patio doors opening onto a glazed clothes balcony area.



DINING/LIVING AREA (SECOND IMAGE)



KITCHEN AREA



COMMUNAL AREAS

Comprising of

COMMUNAL ENTRANCE

BOILER AND LOBBY**CONTEMPORARY STAIRCASE****CENTRAL LOBBY**

Servicing all floors.

OTIS LIFT

For access between all floors.

INTERCOM SECURITY ENTRANCE SYSTEM**UPVC DOUBLE GLAZING****ALLOCATED PARKING****AGENT'S COMMENTS**

A pleasantly positioned well appointed Apartment offering low maintenance living.

TENURE AND POSSESSION

We are informed the property is of Leasehold Tenure with a remaining term of 989 years and will be vacant on completion.

SERVICE CHARGE

We are advised by the current Vendor that the Service Charge is approximately £450.00 per annum. This includes Building Insurance, maintenance of the lift, intercom, outside lighting, maintenance of the Car Park and cutting of grass.

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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Council Tax: Band C

N/A

Parking Types: Allocated. Communal.
Residents.

Heating Sources: Gas. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access. Step free
access.

EPC Rating: C (79)

**Has the property been flooded in last 5
years?** No

Flooding Sources:

Any flood defences at the property? No

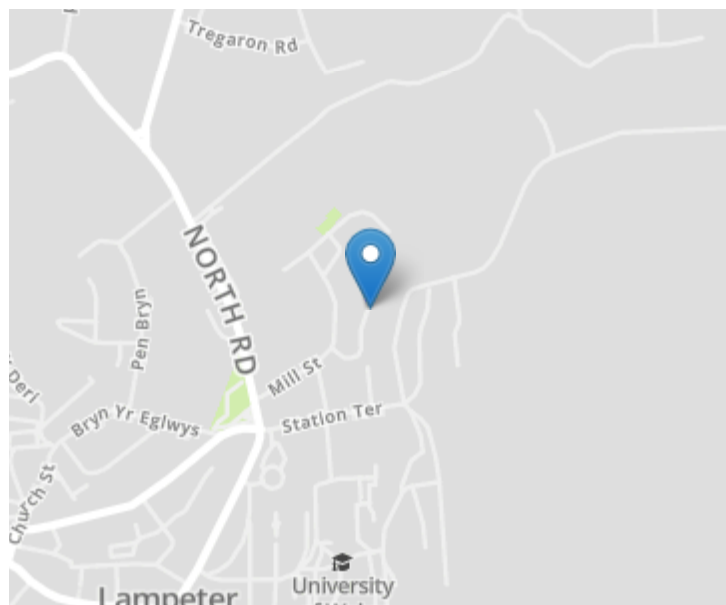
Any risk of coastal erosion? No

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. In Mill Street take the second turning on your right into Cwrt Dulas. Proceed through the cul-de-sac. The Apartments can be found further along on your left hand side.

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		91
(81-91) B		
(69-80) C	79	
(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

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E: lampeter@morgananddavies.co.uk

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



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