MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Total transformation. A stylish and newly renovated Town residence offering 4/5 bedroomed accommodation with an extensive rear garden and garage. Lampeter, West Wales









Yr Hafod, 11 College Street, Lampeter, Ceredigion. SA48 7DY.

£330,000

REF: R/5034/LD

*** No onward chain *** Total transformation - Prepare to be impressed *** A highly sought after fully renovated Town residence *** Totally upgraded having been well insulated with low running costs *** 4/5 bedroomed, 2 bathroomed accommodation *** The dream Family home in a convenient centre of Town location *** Re-wired, re-plumbed and re-plastered throughout - Walk in to a new home *** Well thought out and re-designed *** Privately owned solar panels and air source heating ***

*** Extensive and enclosed rear garden being private with modern fencing and 50 sq ft slate porcelain patio *** Detached garage to the rear with electric up and over door

*** Town Centre location - Within level walking distance to all amenities *** High specification with a no expense spared approach with its contemporary bathroom and modern kitchen *** Room for the whole Family *** Contact us today to view *** Walk Through Video available on our Website – www.morgananddavies.co.uk

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LOCATION

Lampeter is a bustling University Town located in the heart of the renowned Teifi Valley, 12 miles inland from the beautiful Cardigan Bay Coast of Aberaeron and 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 Secondary Schooling, Bank, Doctors Surgery, Pharmacists and Supermarkets. The property is located opposite the grounds of the University of Wales Trinity Saint David Campus and a short level walk to Sainsbury's Supermarket.

GENERAL DESCRIPTION

The dream Family home. Yr Hafod has been comprehensively renovated to now offer a comfortable and modern home with 4/5 bedroomed, 2 bathroomed accommodation. The property has been totally transformed internally, having been re-wired, re-plumbed, re-plastered, decorated throughout, and benefiting from a modern and stylish kitchen and bathroom suites.

Externally is no exception. It enjoys a generous 50 sq ft slate porcelain patio walking onto a level lawned area with raised beds. The garden is private with modern fencing and a garage to the rear.

The property deserves early viewing. A property of this calibre does not come to the market often within the Town of Lampeter. It offers convenience being located opposite the University grounds and within level walking distance to all amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

With a solid front entrance door with stained glass and fan light over.

RECEPTION HALLWAY

With a traditional Oak front entrance door with glazed stained glass panel inset, staircase to the first floor accommodation, Oak parquet flooring, radiator, feature panelled walls.



RECEPTION HALLWAY (SECOND IMAGE)



LIVING ROOM

25' 6" x 14' 8" (7.77m x 4.47m) into bay. Formerly being two Reception Rooms but now opened to offer an extensive Family living area. A particular feature must be noted of the Bespoke entertainment unit with T.V. connection points, downlighters and an electric inset fire. Oak parquet flooring, two radiators, large fitted mirror, rear UPVC entrance door to the enclosed patio area.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



CELLAR ROOM/HOME OFFICE/BEDROOM 5

17' 8" x 10' 2" (5.38m x 3.10m). With radiator, plant cupboard with air source heating controls and hot water tank.



SITTING ROOM

13' 0" x 10' 9" (3.96m x 3.28m). Being a walk through room to the Dining and Kitchen area with double aspect windows, feature free standing fireplace, fitted bookshelves and bar area with electric inset fire, Limestone porcelain tiled flooring, radiator.



DINING AREA

15' 4" x 10' 4" (4.67m x 3.15m). With radiator, feature fireplace, Limestone porcelain tiled flooring.



KITCHEN

18' 2" x 14' 1" (5.54m x 4.29m). Prepare to be impressed! A Designer fitted Reed Green Kitchen with a range of wall and floor units with central island and coffee area with Quarts worktops. A particular feature being the fluted glazed cabinets to both the central island and coffee bar. The Kitchen also benefits from a feature stone sunken sink with a Brush Gold pillared mixer tap, integrated full length fridge, under counter freezer, dishwasher, 5 ring electric induction hob with extractor hood over, eye level double oven, Limestone porcelain tiled flooring, 5 metre aluminium bi-fold doors, large sky lantern.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



KITCHEN (FIFTH IMAGE)



UTILITY ROOM

9' 4" x 4' 9" (2.84m x 1.45m). With Designer fitted Reed Green units with Quartz work surfaces over, plumbing and space for automatic washing machine and tumble dryer, half glazed rear entrance door.



CLOAKROOM

With a low level flush w.c., Oak shelf holding the ceramic wash hand basin with wall mounted concealed taps, radiator.



FIRST FLOOR

LANDING

With staircase leading from the Reception Hallway with newly fitted carpets throughout the first floor, feature panelled walls, access to the loft space, radiator.



REAR BEDROOM 3

12' 5" x 9' 3" (3.78m x 2.82m), With radiator, picture rail.



FRONT BEDROOM 2

15' 4" x 11' 5" (4.67m x 3.48m) into bay. With fantastic views over the University grounds, radiator, picture rail.



VIEW FROM BEDROOM 2



FRONT BEDROOM 4

8' 5" x 6' 8" (2.57m x 2.03m). With double aspect windows to the front and side, radiator, picture rail.



REAR LANDING

Leading to

FAMILY BATHROOM

A stylish one of a kind 4 piece suite comprising of a free standing bath with wall mounted and concealed taps with in-built slate shelf, floating wash hand basin, low level flush w.c., wall to ceiling Matt Black towel rail, enclosed shower cubicle with slate tiling, exposed beams, extractor fan.



BATHROOM (SECOND IMAGE)



BEDROOM 1

15' 9" x 10' 8" (4.80m x 3.25m). With two radiators, fitted wall lights, roof window, beamed ceiling.



BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO BEDROOM 1

A stylish and contemporary suite comprising of an enclosed shower cubicle with Brush Gold fittings, enclosed w.c. with a floating vanity unit with wash hand basin and wall mounted concealed taps, laminate flooring, tiled splashbacks, feature beamed ceiling.



EN-SUITE TO BEDROOM 1 (SECOND IMAGE)



EXTERNALLY

REAR GARDEN

The property enjoys an extensive yet private South Westerly facing garden area. Although being located in the centre of Town the garden offers great privacy. It enjoys modern fencing with downlighters along with a 50 sq ft slate porcelain patio area that leads onto a level lawned area with raised beds. The garden also enjoys a concreted pathway that leads down to the detached garage.







DETACHED GARAGE

18' 0" x 18' 0" (5.49m x 5.49m). With electric roller shutter door, side entrance door.



REAR OF PROPERTY





AGENT'S COMMENTS

A highly desirable and one of a kind Town residence. A must view.

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 - 'F'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

WALK THROUGH VIDEO

Available on our Website – www.morgananddavies.co.uk

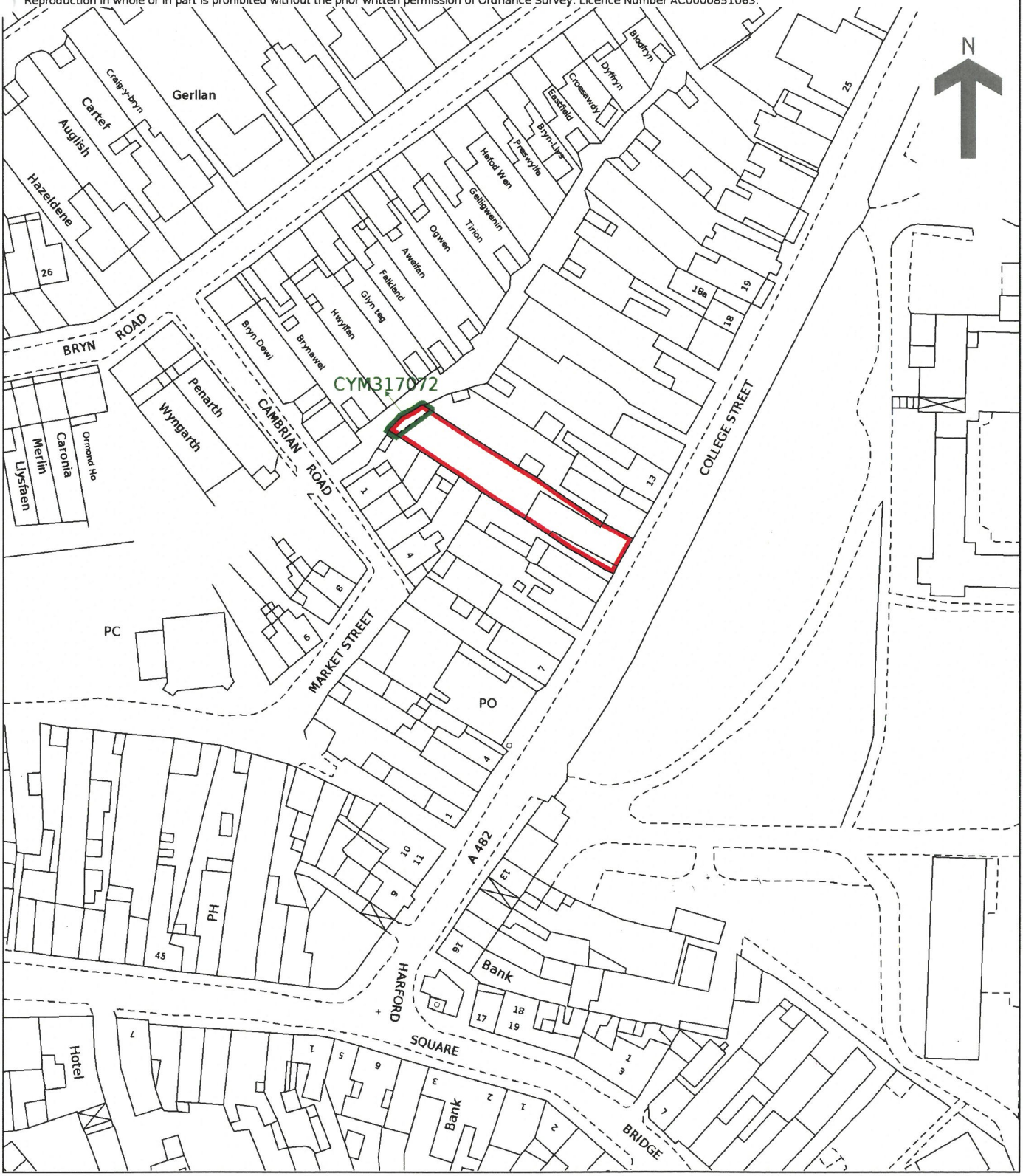
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, double glazing throughout, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, privately owned solar panels.

HM Land Registry
Official copy of title plan

Title number **CYM34524**
Ordnance Survey map reference **SN5748SE**
Scale **1:1250**
Administrative area **Ceredigion / Ceredigion**

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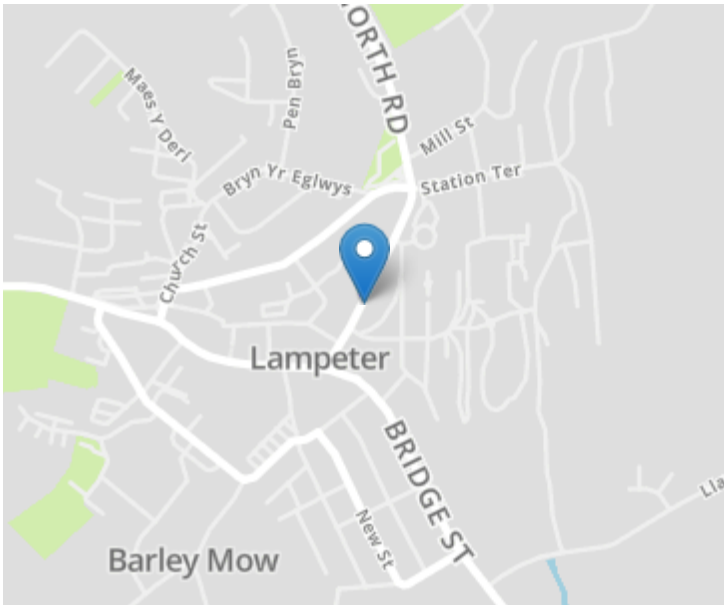


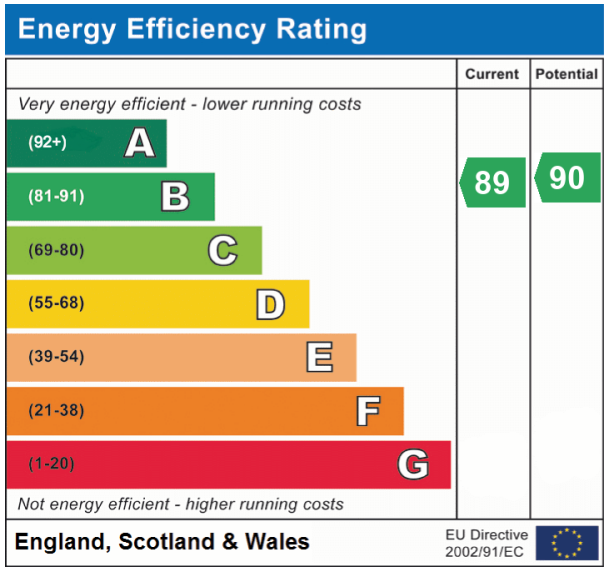
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band F
N/A
Parking Types: None.
Heating Sources: Air Source Heat Pump. Double Glazing. Solar.
Electricity Supply: Mains Supply. Solar PV Panels.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: B (89)
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

MORGAN & DAVIES
EST. 1989





Directions

From our Lampeter Office proceed along College Street. The property will be found on your left hand side after approximately 100 yards, 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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