MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A stylish and renovated 4 bedroomed Family home in the heart of Lampeter, West Wales









81 Bridge Street, Lampeter, Ceredigion. SA48 7AB.

£199,000

REF: R/5399/LD

*** No onward chain *** Perfect Family home *** Newly renovated throughout *** Attractive semi detached residence *** 4 well proportioned bedrooms *** New plumbing and electrical installation *** Contemporary fitted kitchen *** Stylish modern bathroom *** 2 useful reception rooms *** Ready for immediate occupation

*** Raised rear garden with level fully enclosed lawn *** Additional garden area with excellent landscaping potential

*** Town Centre location - Within easy walking distance of all amenities *** Ideal first time purchase or Family home *** Convenient to Shops, Schools, Cafés and everyday amenities *** Stylish home ready to move into *** Popular location within Lampeter Town Centre *** Early viewing highly recommended

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Ceredigion, SA48 7DT
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Carmarthenshire, SA31 3AD
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LOCATION

Lampeter is a bustling University Town located in the heart of the Teifi Valley, 12 miles inland from the Georgian Harbour Town of Aberaeron, 24 or so miles North from the County Town of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Secondary Schooling, Supermarkets, Doctors Surgery, Chemists, Places of Worship. Dentists and a Bank.

GENERAL DESCRIPTION

Having recently undergone an extensive programme of renovation this impressive 4 bedroomed semi detached home offers stylish modern living in the heart of Lampeter. Benefiting from new plumbing and electrical installations, together with a contemporary kitchen and beautifully appointed bathroom, the property is ready for immediate occupation making it an ideal choice for Buyers seeking a home with no onward work required.

The accommodation is both spacious and versatile with 2 reception rooms providing flexibility for Family living, entertaining or home working.

Conveniently positioned within walking distance of the Town's excellent range of Shops, Cafés, Schools and everyday amenities, the property perfectly combines modern comfort with a highly desirable central location. An excellent opportunity for 1st Time Buyers, growing Families or those seeking a stylish home close to everything Lampeter has to offer.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with fan light over, wooden flooring, carpeted staircase to the first floor accommodation.



LIVING ROOM

15' 5" x 11' 6" (4.70m x 3.51m). With understairs storage cupboard, radiator, built-in wall cupboard.



DINING ROOM

15' 5" x 9' 8" (4.70m x 2.95m). With radiator, pantry/storage cupboard.



KITCHEN

22' 0" x 9' 9" (6.71m x 2.97m). A contemporary styled fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring hob, splash back and extractor hood over, plumbing and space for dishwasher.



KITCHEN (SECOND IMAGE)



REAR HALL

With UPVC rear entrance door, radiator.

CLOAKROOM

With low level flush w.c., corner wash hand basin, I-Mini 2 mains gas central heating boiler, plumbing and space for automatic washing machine.



FIRST FLOOR

LANDING

With spot lighting, access to the loft space.



FRONT BEDROOM 1

15' 5" x 7' 5" (4.70m x 2.26m). With radiator.



FRONT BEDROOM 4

8' 2" x 4' 9" (2.49m x 1.45m). With radiator.



FRONT BEDROOM 3

15' 3" x 8' 2" (4.65m x 2.49m). With radiator.



REAR LANDING

Leading to

REAR BEDROOM 2

13' 6" x 9' 4" (4.11m x 2.84m). With radiator, modern panelled walls, enjoying views over the rear garden.



BATHROOM

A stylish 3 piece suite comprising of a part panelled walls, panelled bath with double head shower and screen, double door vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail, spot lighting.



EXTERNALLY

REAR GARDEN

To the rear the property enjoys a raised fully enclosed garden with a level lawn providing a safe and secure outdoor space for Children, Pets or entertaining. Beyond this is a further garden area which has been cleared and offers excellent potential for landscaping, vegetable growing or the creation of additional seating areas allowing the new Owner to design the space to suit their own lifestyle and requirements.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



ADDITIONAL GARDEN



FRONT OF PROPERTY



AGENT'S COMMENTS

Beautifully renovated throughout and ready for immediate occupation this stylish 4 bedroomed home offers the perfect blend of character, modern comforts and convenience. With spacious accommodation, attractive gardens and a prime Town Centre location it represents an excellent opportunity for 1st Time Buyers, Families or those looking to enjoy all that Lampeter has to offer. A property that simply must be viewed.

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 - To be confirmed.

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.

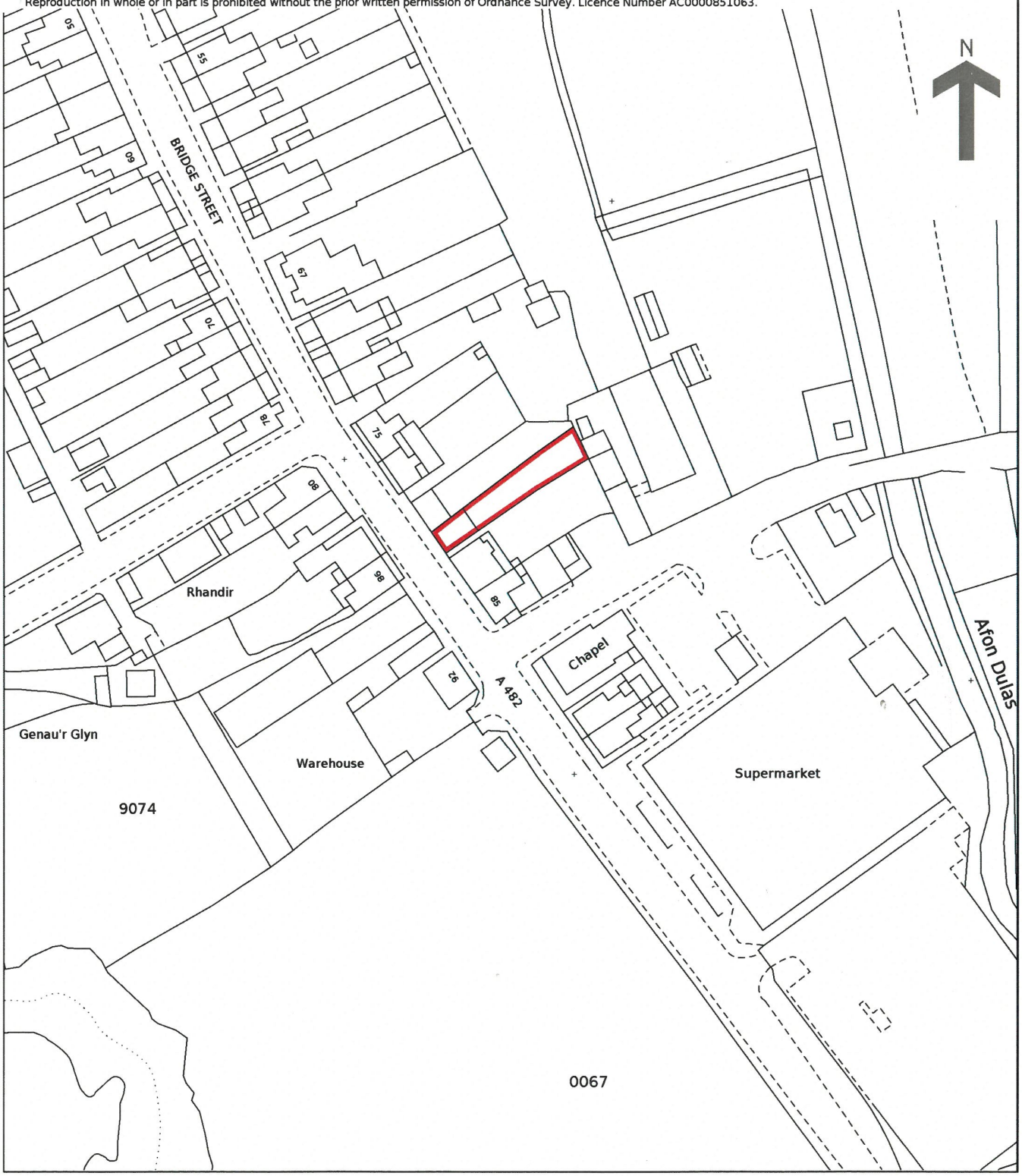
Services

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.

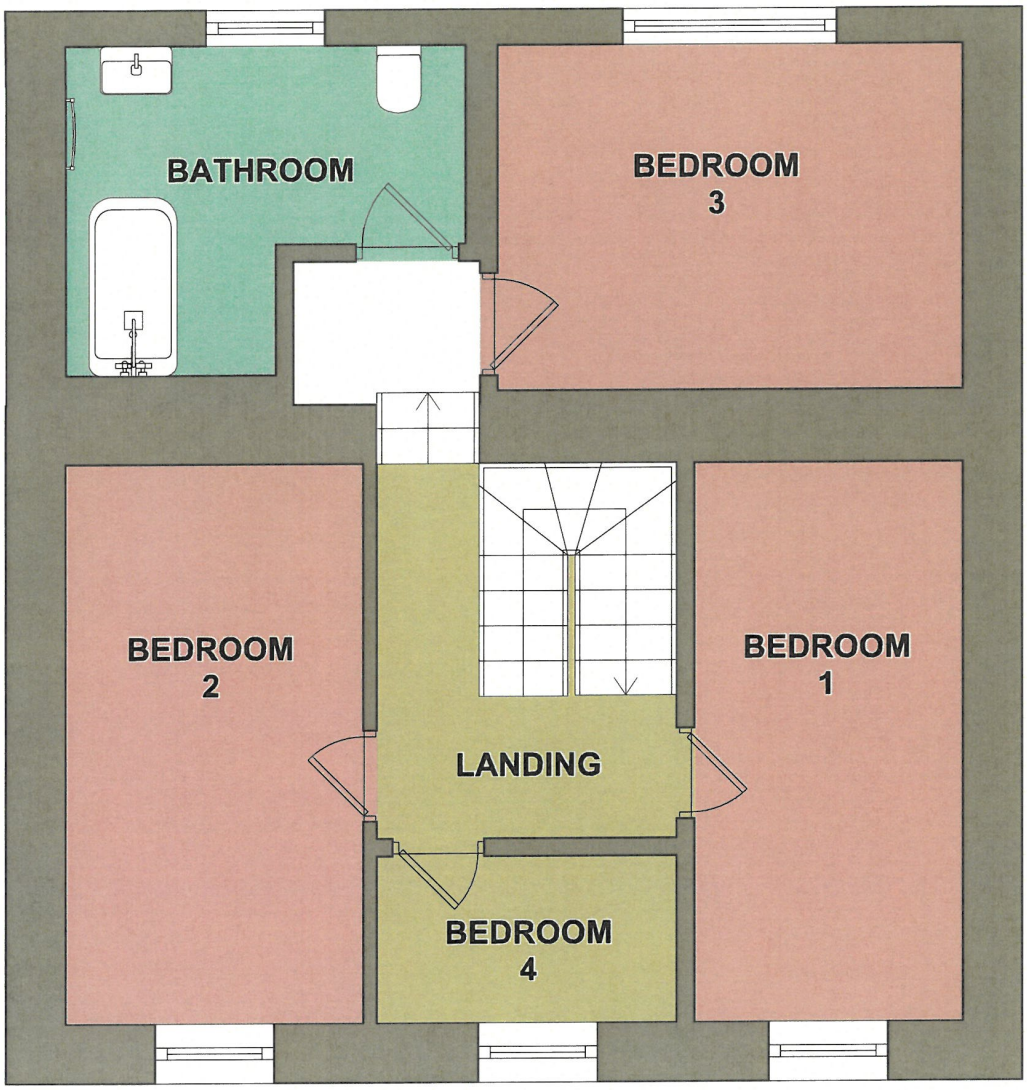
HM Land Registry
Official copy of title plan

Title number **CYM99706**
Ordnance Survey map reference **SN5747NE**
Scale **1:1250**
Administrative area **Ceredigion / Ceredigion**

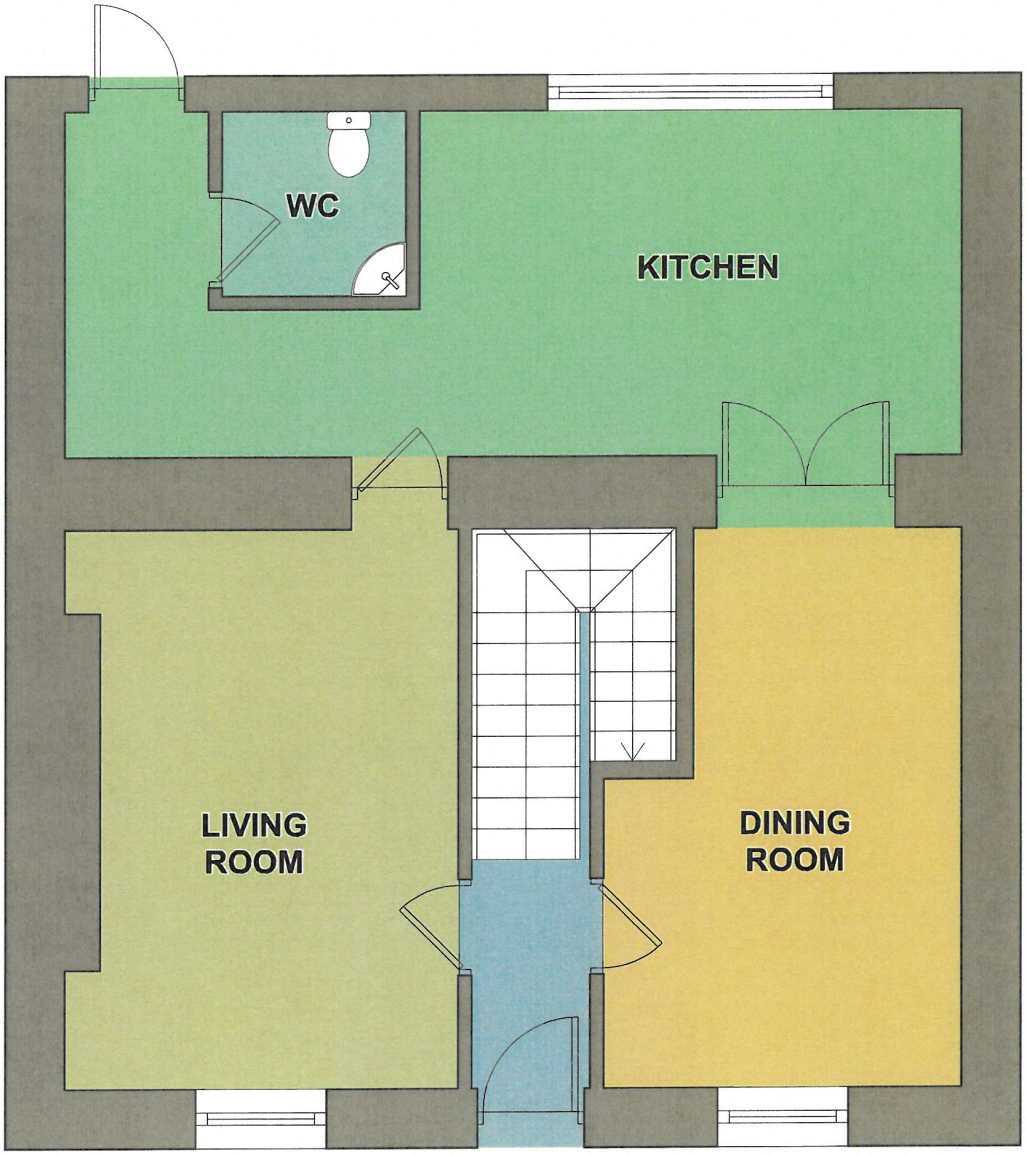
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FIRST FLOOR

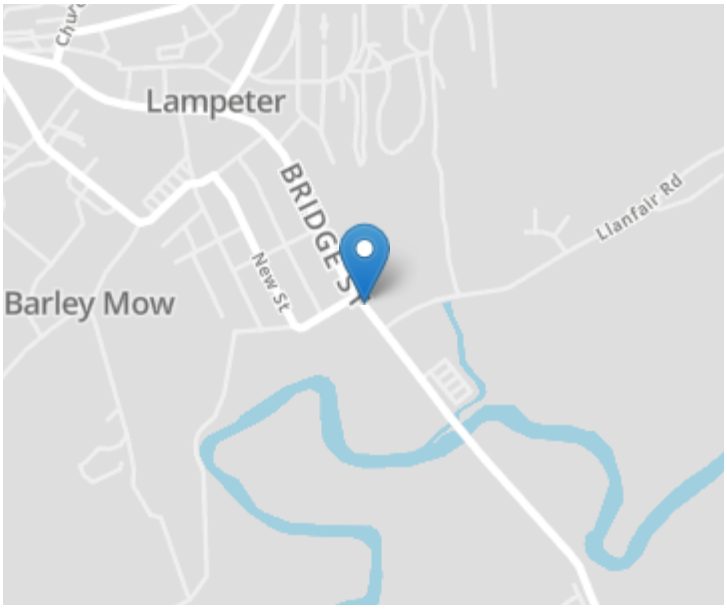


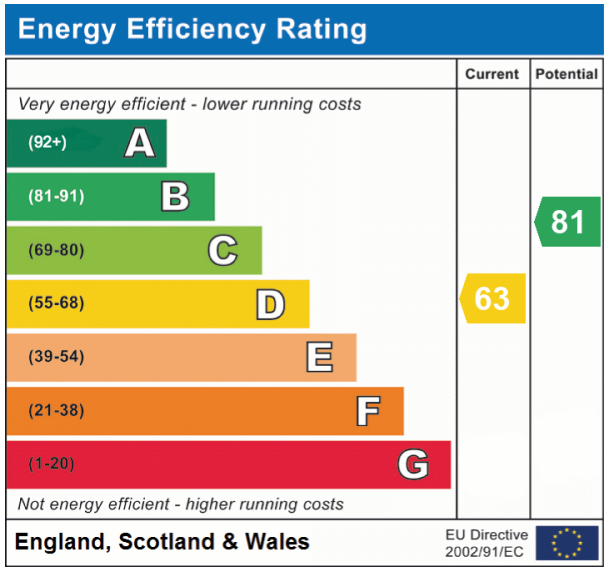
GROUND FLOOR

Council Tax:
N/A
Parking Types: No Parking Available.
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: D (63)
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

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Directions

From our Lampeter Office proceed along Bridge Street. Continue along to the lower part of Bridge Street and the property will be found on your left hand side just before reaching the Coop Supermarket, 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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Lampeter
Ceredigion
SA48 7DT

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