MORGAN & DAVIES
EST. 1989

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TO BE SOLD BY ON-LINE AUCTION. A substantial Town House offering 6 bedroomed, 2 bathroomed accommodation in a sought after locality. Lampeter, West Wales









11 Station Terrace, Lampeter, Ceredigion. SA48 7HH.

£120,000

REF: R/5471/LD ..... Auction Guide Price

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £120,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 5th October 2026 and will run until 12 Noon on Wednesday 7th October 2026

*** A substantial Town House *** 6 bedroomed, 2 bathroomed accommodation split over three floors *** An imposing mid terraced residence in a sought after residential locality *** Mains gas central heating and UPVC double glazing *** Formerly two flats and a 6 bedroomed bedsit but would provide the perfect Family home *** Traditional stone and slate construction *** In need of general modernisation and updating *** Enclosed stone walled rear garden with rear access

*** Positioned within close proximity to the University of Wales Trinity Saint David Campus *** Level walking distance to all Town provisions and Junior and Secondary Schooling *** An exciting opportunity - A versatile property suiting a range of Buyers

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Ceredigion, SA48 7DT
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lampeter@morgananddavies.co.uk

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Ceredigion, SA46 0AS
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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 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 and the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

A substantial period Town House. The property is split over three floors and currently consists of 6 bedrooms, 2 bathrooms, 2 reception rooms and kitchen. The property is in need of general modernisation and updating and has previously been utilised as two apartments and a 6 bedroomed bedsit but would provide the most perfect Family home in a prominent Town location.

It benefits from mains gas central heating (not tested) and double glazing and enjoys a stone walled rear garden area.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a front entrance door with fan light over.

LIVING ROOM

16' 4" x 15' 2" (4.98m x 4.62m) into bay. With radiator.



DINING ROOM

12' 10" x 12' 5" (3.91m x 3.78m). With radiator.



KITCHEN

11' 3" x 10' 0" (3.43m x 3.05m). A fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine, Ideal mains gas central heating boiler (not tested), glazed door and panels opening onto the rear garden area.



BATHROOM

A fully tiled 3 piece suite comprising of a panelled bath with shower attachment, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



INNER HALL

With staircase to the first floor accommodation with understairs storage, radiator.

FIRST FLOOR

REAR LANDING

Leading to

REAR BEDROOM 2

9' 2" x 8' 6" (2.79m x 2.59m). With wash hand basin.



SHOWER ROOM

With a corner shower cubicle with electric shower, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



FRONT LANDING

Leading to

FRONT BEDROOM 3

10' 5" x 7' 3" (3.17m x 2.21m). With radiator.



FRONT BEDROOM 1

13' 9" x 11' 4" (4.19m x 3.45m). With radiator.



SECOND FLOOR

SECOND FLOOR LANDING

With access to the loft space.

REAR BEDROOM 4

17' 7" x 12' 7" (5.36m x 3.84m). With radiator, pedestal wash hand basin, view over the rear garden, built-in wardrobes.



FRONT BEDROOM 6

10' 4" x 7' 4" (3.15m x 2.24m). With radiator.



FRONT BEDROOM 5

13' 7" x 12' 7" (4.14m x 3.84m). With radiator.



EXTERNALLY

REAR GARDEN

A particular feature of the property is its period stone walled rear garden area currently being a blank canvas.



REAR GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A prominent Town property offering substantial accommodation and suiting a range of uses.

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 - 'E'.

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide https://www.auctionhouse.co.uk/guide

REGISTER TO BID AND LEGAL PACK

We advise all Parties to contact/visit https://www.auctionhouse.co.uk/wales to register to bid and to also download the Legal Pack once available

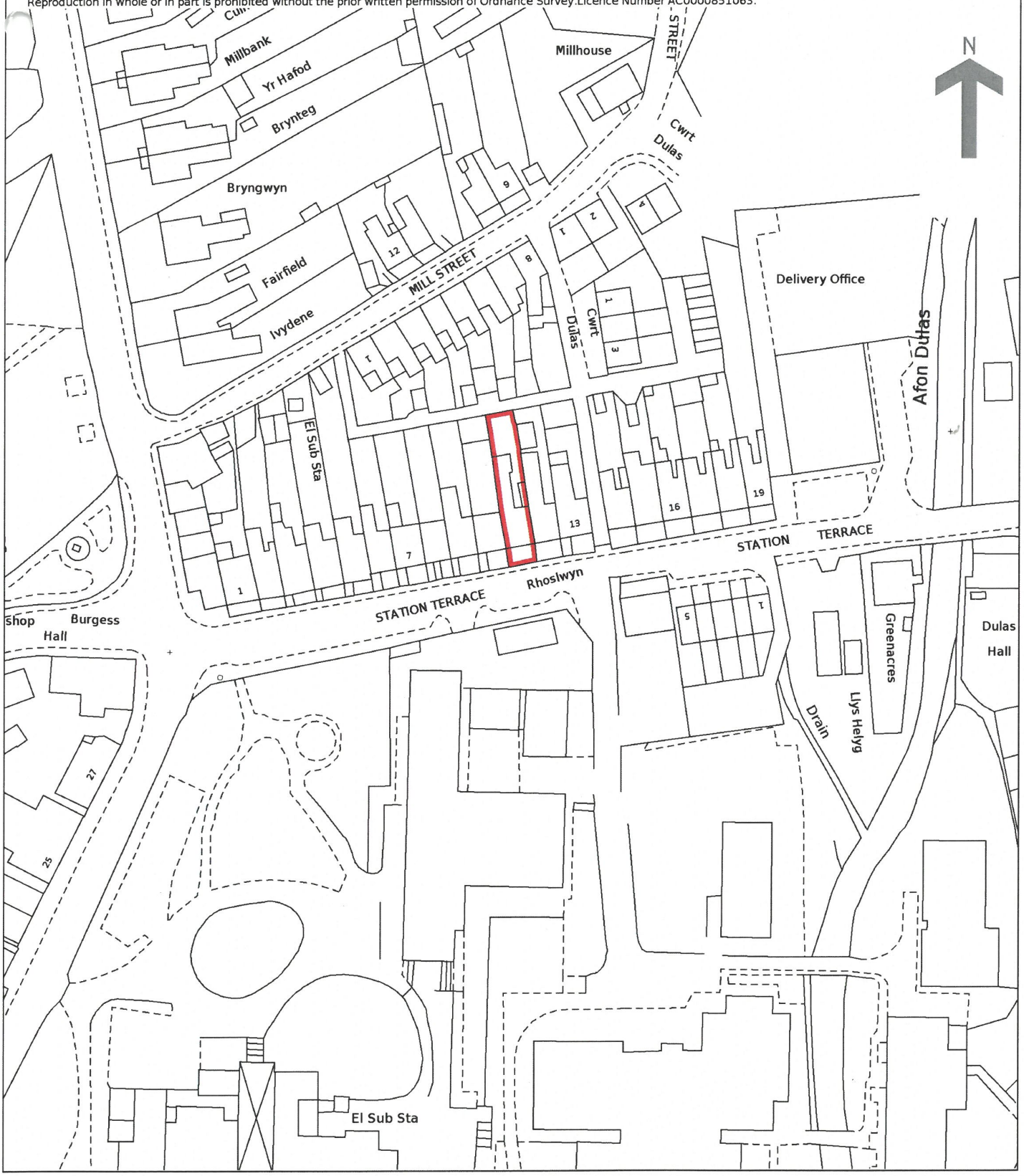
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating (not tested), 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 **CYM278788**
Ordnance Survey map reference **SN5748SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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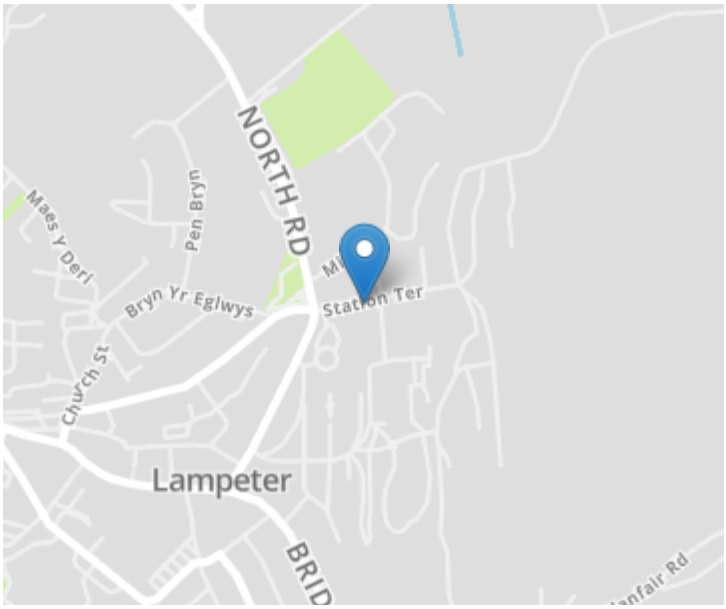
Council Tax: Band E
N/A
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Not suitable for wheelchair users.

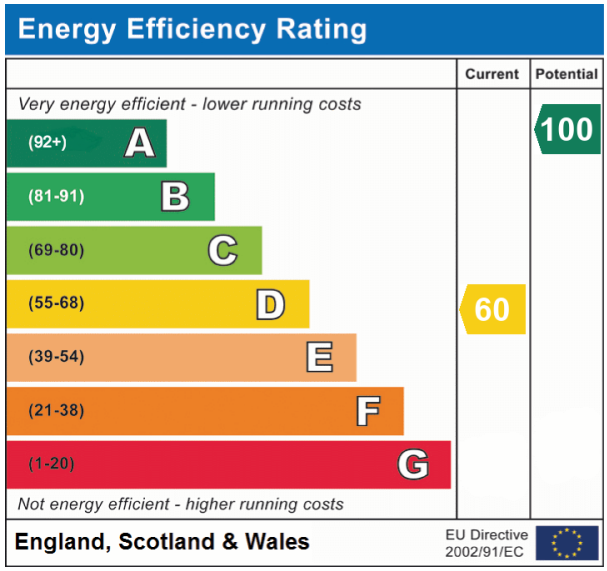
EPC Rating: D (60)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal

?

MORGAN & DAVIES
EST. 1989





Directions

From our Lampeter Office proceed down College Street. At the mini roundabout turn first right into Station Terrace. Proceed along Station Terrace and the property will be found on your left hand side opposite the entrance to the University Campus, 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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