MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A highly sought after 3/4 bedroomed Town House with log cabin, garage and garden. New Street, Lampeter, West Wales









Yr Hendre, New Street, Lampeter, Ceredigion. SA48 7AL.

£235,000

REF: R/5459/LD

*** No onward chain - Must be viewed *** Impressive and well presented Family home *** Highly sought after address *** Deceptively spacious end of terrace property *** Flexible 3/4 bedroomed accommodation *** 3 ground floor reception rooms *** Bespoke Oak Kitchen *** Character features and quality fittings *** Mains gas heating and double glazing

*** Useful garage with roller shutter door *** Well built detached log cabin/home office *** Low maintenance garden and patio *** Direct access to a side service lane

*** Level walking distance to all Town amenities *** Ideal Family home or a retirement property *** A must view Town residence

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Carmarthenshire, SA31 3AD
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LOCATION

Well positioned in the popular residential district of New Street, within level walking distance of the Town Centre offering a good range of local amenities including the University of Wales Trinity Saint David Campus, 12 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 miles from the Administrative Centre and County Town of Carmarthen with National Rail and Motorway Networks and the General Hospital of Glangwili.

GENERAL DESCRIPTION

A deceptively spacious and characterful 3/4 bedroomed end of terrace residence occupying a highly sought after address within the heart of Town and offered to the market with no onward chain.

The property provides particularly generous and flexible accommodation including 3 ground floor reception rooms making it ideally suited to modern Family living or for those seeking additional work from home or ground floor space. The accommodation is complimented by a Bespoke Oak kitchen, quality fixtures and fittings, mains gas central heating and double glazing.

It's convenient position allows for level walking access to the Town Centre and its wide range of everyday amenities making this an excellent option for Families and retirement Buyers alike.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

Accessed via a UPVC composite front entrance door, tiled flooring.

RECEPTION HALL

With half glazed entrance door, original staircase to the first floor accommodation, radiator, decorative architrave.



RECEPTION HALL (SECOND IMAGE)



LIVING ROOM

12' 6" x 13' 2" (3.81m x 4.01m) into bay. With radiator. marble fire surround incorporating a Real Flame gas fire with tiled hearth, radiator, picture rail.



DINING ROOM

11' 8" x 11' 2" (3.56m x 3.40m). With Oak flooring, radiator, cast iron fireplace incorporating a Real Flame electric gas fire with Oak surround, radiator, double doors through to the Kitchen, picture rail.



DINING ROOM (SECOND IMAGE)



KITCHEN

13' 2" x 8' 2" (4.01m x 2.49m). A Bespoke Oak fitted Kitchen with a range of wall and floor units with Formica work surfaces over, stainless steel double sink and drainer unit with mixer tap, space for electric/gas cooker with extractor hood over, Hotpoint integrated dishwasher, integrated fridge.



KITCHEN (SECOND IMAGE)



SITTING ROOM

13' 0" x 8' 8" (3.96m x 2.64m). With a feature decorative fireplace with a gas fire, understairs storage cupboard, radiator, picture rail.



UTILITY ROOM

12' 6" x 9' 5" (3.81m x 2.87m). With fitted floor units, stainless steel sink and drainer unit, plumbing and space for washing machine and tumble dryer, tiled flooring, rear entrance door, radiator.



SEPARATE W.C.

With low level flush w.c., tiled flooring.

FIRST FLOOR

REAR LANDING

Leading to

REAR BEDROOM 3

9' 2" x 8' 9" (2.79m x 2.67m). With built-in double door wardrobe, radiator, picture rail.



FAMILY BATHROOM

13' 2" x 7' 4" (4.01m x 2.24m). A Maroon coloured 5 piece suite comprising of a corner bath, central shower cubicle, low level flush w.c., bidet, pedestal wash hand basin with shaver light and point, radiator, large linen cupboard.



BATHROOM (SECOND IMAGE)



FRONT LANDING

With radiator, access to a boarded loft space.



REAR BEDROOM 2

11' 2" x 9' 9" (3.40m x 2.97m). With double door wardrobe with further wardrobe space, vanity unit with wash hand basin, shaver light and point, radiator, picture rail.



FRONT BEDROOM 1

12' 3" x 11' 2" (3.73m x 3.40m). With radiator, vanity unit with wash hand basin and shaver light and point, picture rail.



FRONT BEDROOM 4

9' 2" x 5' 7" (2.79m x 1.70m). With radiator, picture rail.



EXTERNALLY

HENDRE FACH (LOG CABIN)

12' 7" x 12' 2" (3.84m x 3.71m). Well built of Swedish style lodge with electricity connected and offering itself perfectly as overflow accommodation, office or living space.



LOG CABIN (SECOND IMAGE)



GARAGE

19' 9" x 18' 4" (6.02m x 5.59m). Of part stone, steel and timber construction located at the rear of the garden with direct access from the rear service lane, electricity connected, electric roller shutter door.



GARDEN

To the rear lies an attractive and easily maintained garden thoughtfully arranged with patio seating areas and artificial lawn providing an ideal space for outdoor dining and entertaining with minimal upkeep together with convenient direct access onto the side service lane.



PATIO AREA



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

A substantial and versatile Town residence in a highly desirable and convenient location. The combination of generous accommodation, garage, log cabin and low maintenance garden makes this a particularly appealing property. No onward chain. Early viewing is highly recommended.

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 - 'D'.

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 £45.00, plus 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 are 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.

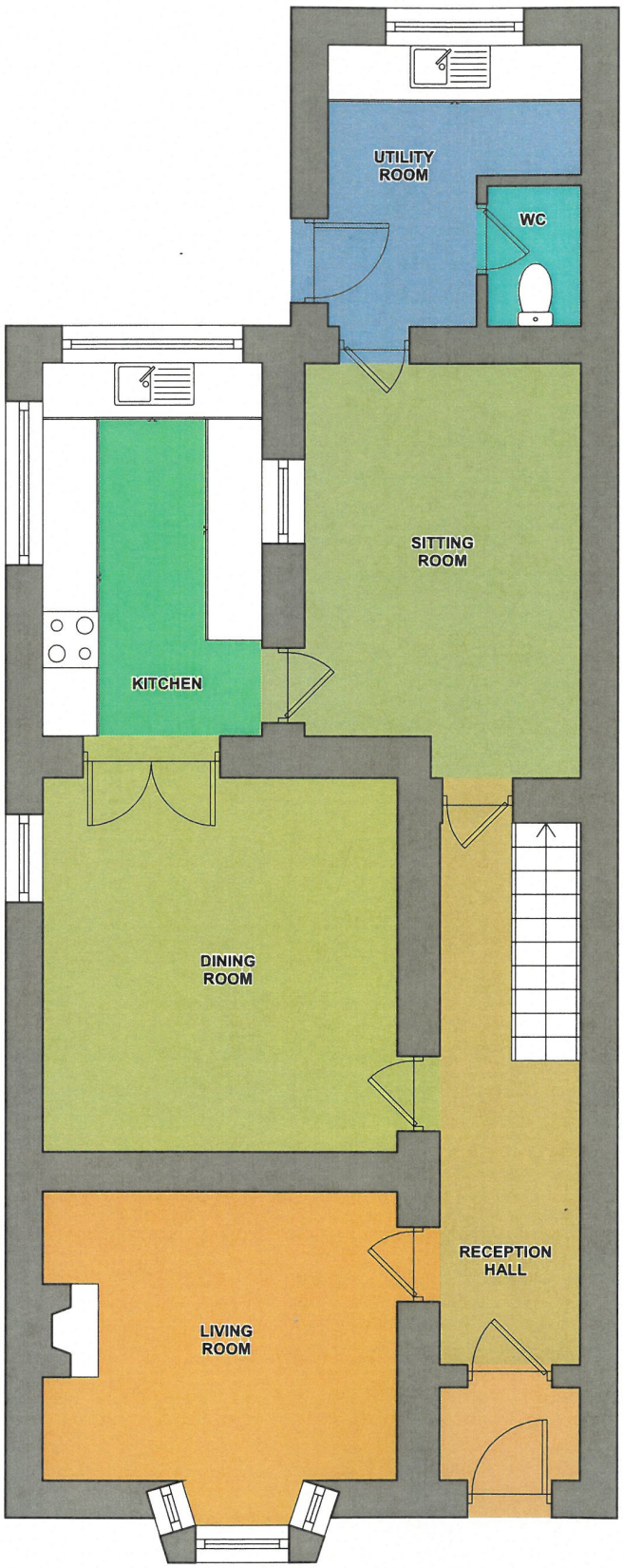
HM Land Registry
Official copy of title plan

Title number **CYM508797**
Ordnance Survey map reference **SN5747NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

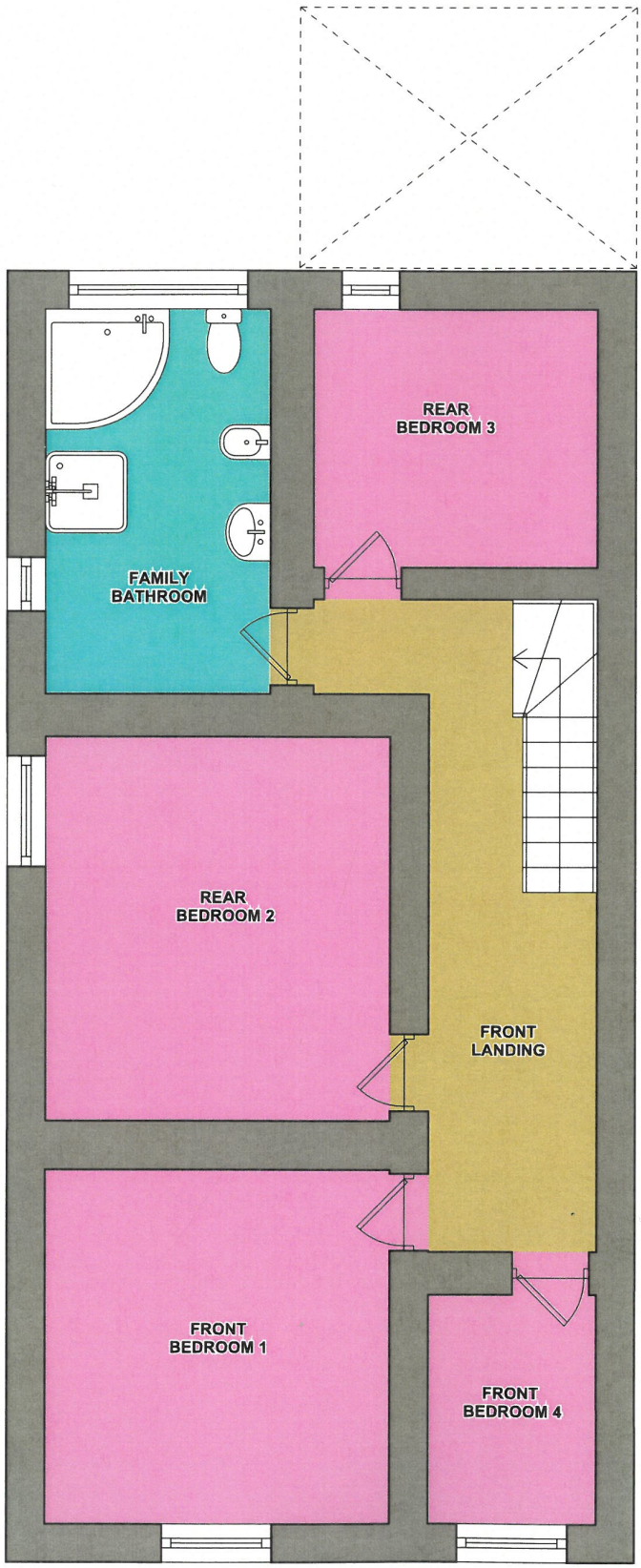
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GROUND FLOOR

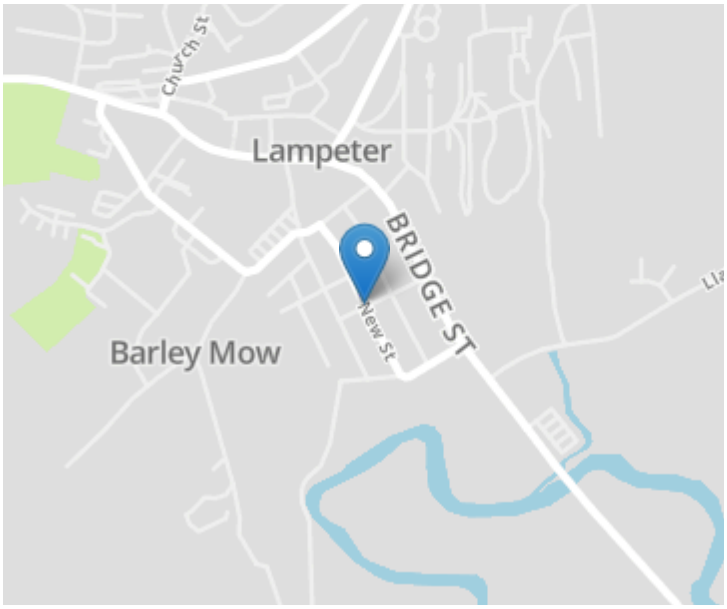

REAR
BEDROOM 3
FAMILY
BATHROOM
REAR
BEDROOM 2
FRONT
LANDING
FRONT
BEDROOM 1
FRONT
BEDROOM 4

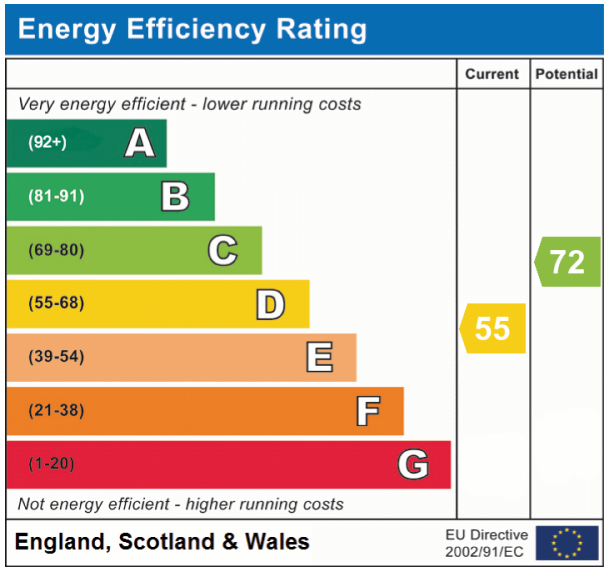
FIRST FLOOR

Council Tax: Band D
N/A
Parking Types: Garage. 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: D (55)
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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EST. 1989





Directions

From our Lampeter Office proceed across Harford Square and along to Bridge Street. Turn right for Drovers Road beside 'Lloyds Fish and Chip Shop'. Continue to the junction in Drovers Road and turn left for New Street. Continue along New Street and the the property will be found half way along on your left hand side (being the first after the narrow lane), 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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