MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A substantial Town Centre Residence. 4 Bedroomed, 2 Bathroom accommodation offering great scope for creating the perfect family home with rear yard and parking.









19 College Street, Lampeter, Ceredigion. SA48 7DY.

£185,000

R/5531/LD

*** NO ONWARD CHAIN *** Substantial and well presented 4 Bedroomed Town Centre property *** Spacious and versatile accommodation offering exellent potential *** Traditionally built with later two storey extension *** Mains gas fired central heating running all domestic systems *** Ideal family home or residential investment opportunity *** Suiting a range of potential Purchasers ***

*** Mains gas fired central heating and double glazing throughout ***Blank canvas rear yard with endless possibilities *** Tarmacadamed rear driveway providing ample parking and turning space for a number of vehicles ***

*** Town Centre location - Within level walking distance to all amenities *** 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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Ceredigion, SA48 7DT
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Carmarthenshire, SA31 3AD
Tel:01267 493444
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LOCATION

This substantial property is located opposite the campus and grounds of University of Wales Trinity Saint David in Lampeter, in the main thoroughfare, and within the Town Centre and close to Harford Square. Lampeter is a strategic West Wales Amenity Town serving a large rural hinterland, 12 miles inland from the Cardigan Bay Coast at Aberaeron and 22 miles North of Carmarthen, giving you a gateway to the M4.

GENERAL DESCRIPTION

Morgan & Davies are delighted to offer for sale this substantial and traditionally built 4 bedroomed property, conveniently positioned in the heart of the University town of Lampeter, West Wales, and offered to the market with no onward chain.

Offering spacious and versatile accommodation, the property presents an excellent opportunity for a range of prospective purchasers, whether seeking a generously proportioned family home, a residential investment or a property with potential for alternative uses, subject to the necessary consents.

The property benefits from a substantial two storey rear extension, providing well proportioned accommodation arranged over two floors, including 4 bedrooms, 2 bathrooms and a well equipped kitchen. Further benefits include mains gas fired central heating and double glazing throughout.

Externally, the property enjoys an enclosed rear yard offering excellent scope for landscaping and improvement, together with a generous tarmacadam driveway providing valuable off road parking and turning facilities for several vehicles – a particularly attractive feature for a town centre property.

Located on College Street, the property is within easy walking distance of Lampeter's comprehensive range of shops, schools, University and everyday amenities, making it an attractive proposition for both residential occupiers and investors.

With no onward chain, generous accommodation and excellent potential, this is an exciting opportunity to acquire a substantial property in a highly convenient town centre location.

The accommodation is deserving of an early viewing and currently consists of the following:

GROUND FLOOR

RECEPTION HALLWAY

Accessed via a UPVC front entrance door with fan light over, radiator, beautiful architrave archway with side glazed panels leading to the First Floor staircase and the understairs cupboard.

LIVING ROOM

14' 2" x 13' 0" (4.32m x 3.96m). With two radiators, feature Marble fireplace surround.





SITTING ROOM

13' x 12' (3.96m x 3.66m) With radiator, Marble feature fireplace, alcove shelving,
radiator.





KITCHEN/DINER

23' 0" x 13' 4" (7.01m x 4.06m). A modern fitted Kitchen comprising of a stainless steel single drainer sink unit, electric cooker with extractor fan over, plumbing for automatic washing machine, Vailant mains gas central heating boiler running domestic systems, space for fridge/freezer, radiator, spacious dining and living area, side and rear half glazed entrance doors leading to the rear yard area and onto the tarmacadamed driveway.





CELLAR

Accessed via solid entrance door from rear yard.

FIRST FLOOR

REAR LANDING

With radiator, airing cupboard with copper cylinder and immersion.

REAR BEDROOM 4

12' 4" x 10' 5" (3.76m x 3.17m). With radiator.



SHOWER ROOM 1

With low level flush w.c., wash hand basin, glazed shower cubicle, radiator, extractor fan, shaver point.



SHOWER ROOM 2

With corner glazed shower cubicle with Mira electric shower, radiator, extractor fan.



SEPERATE W.C.

With low level flush w.c., wash hand basin, extractor fan, radiator.



FRONT LANDING

With radiator, access to loft space.



REAR BEDROOM 2

13' 1" x 11' 8" (3.99m x 3.56m). With radiator.



FRONT BEDROOM 1

14' 2" x 10' 9" (4.32m x 3.28m). With radiator, recessed shelving, enjoying views over the University grounds.



FRONT BEDROOM 3

10' 7" x 7' 9" (3.23m x 2.36m). With radiator.



CELLAR

26' 3" x 18' 5" (8.00m x 5.61m). With concrete flooring, external access point and limited head height.



CELLAR (SECOND IMAGE)



EXTERNALLY.

REAR YARD AREA

A blank canvas. Currently laid to gravel with tarmacadamed pathway leading from the parking area onto the rear entrance door. Endless possibilities of re-creation of garden area.



REAR DRIVEWAY

A tarmacadamed level driveway providing ample parking and turning space for a number of vehicles having access via the rear service lane.



REAR OF PROPERTY



AGENTS COMMENTS

A fantastic Town Centre Residence offering great potential to create the perfect family home. Early viewing highly

recommended.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'E'.

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 fired central heating, double glazing throughout. Telephone
subject to B.T. transfer regulations, Broadband available.

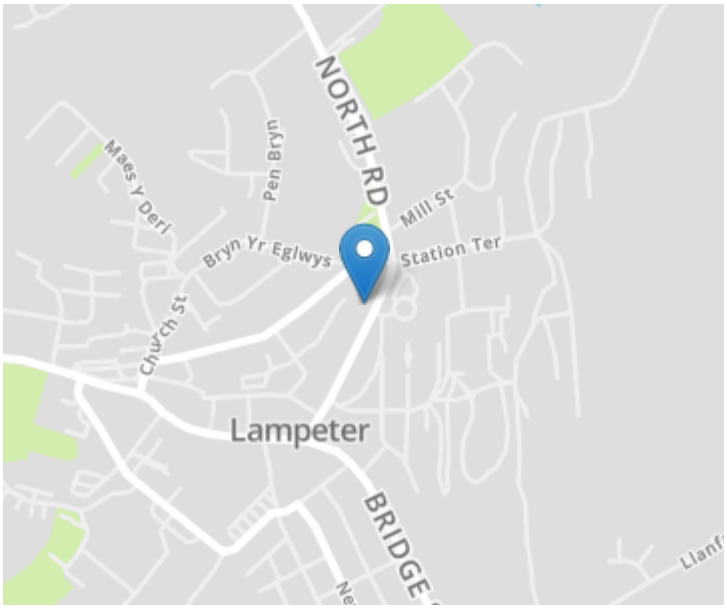
Council Tax: Band E
N/A
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

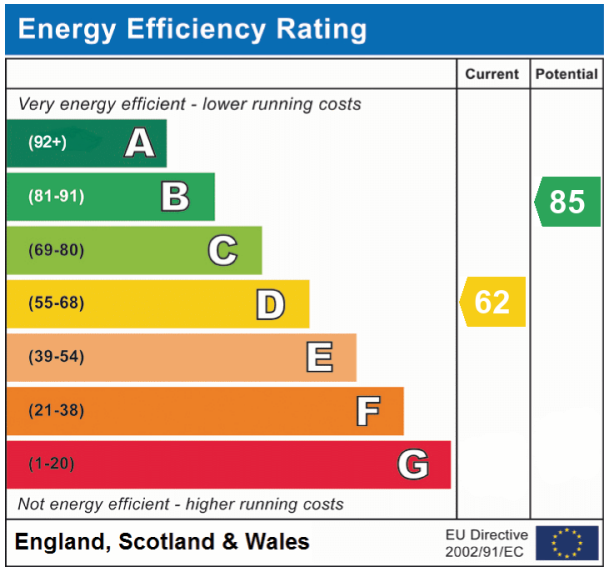
EPC Rating: D (62)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Construction Type

Traditional

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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