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Local knowledge, National coverage

A charming and newly updated 2 bedroomed Grade II Listed cottage offering convenient Town Centre living. Lampeter, West Wales









Tyr Porth, 1 Royal Oak Mews, Lampeter, Ceredigion. SA48 7DL.

£190,000

REF: R/5533/LD

*** An attractive 2 bedroomed stone and slate cottage *** Characterful Grade II Listed property *** Convenient Town Centre Mews location *** Newly fitted modern kitchen with walk-in pantry *** Stylish new bathroom *** Newly decorated throughout *** Comfortable open plan living accommodation *** Retaining a wealth of original charm and character *** Gas fired central heating and double glazing

*** Low maintenance property with designated parking space *** Walking distance to Shops, Cafés and everyday amenities *** Ideal for 1st Time Buyers/Professionals or retirement living *** An excellent opportunity for Town Centre living

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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 and Administrative Centre of Carmarthen, to the immediate South. Lampeter offers a wide range of amenities with business and leisure facilities including both Junior and Secondary Schooling on your doorstep.

GENERAL DESCRIPTION

An utterly charming and characterful 2 bedroom Grade II Listed stone cottage conveniently positioned in the heart of Lampeter Town Centre. This attractive Mews property offers a delightful combination of traditional character and modern comforts having recently benefited from a stylish new kitchen with walk-in pantry, a modern bathroom and fresh decoration throughout.

Offering comfortable low maintenance accommodation the property is ideally situated within easy walking distance of the Town's Shops, Cafés, Supermarkets and everyday amenities.

With the added benefit of a designated parking space this charming cottage is perfectly suited to 1st Time Buyers, Professionals or those seeking a convenient retirement property.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN/DINER

16' 0" x 15' 0" (4.88m x 4.57m). A brand new Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, gas cooker point and space, space for under counter dishwasher, large peninsula kitchen work surface, timber staircase leading to the first floor accommodation, tiled flooring, door through to a Pantry.



KITCHEN/DINER (SECOND IMAGE)



PANTRY

8' 9" x 7' 6" (2.67m x 2.29m).



CLOAKROOM

7' 5" x 6' 4" (2.26m x 1.93m). With fitted oak cupboards with wash hand basin, low level flush w.c., utility cupboard with plumbing for automatic washing machine.



LIVING ROOM

15' 5" x 14' 0" (4.70m x 4.27m). With exposed stone walls, three radiators, window overlooking the courtyard.



FIRST FLOOR

LANDING

With access via a timber staircase from the Kitchen/Diner, radiator.



DOUBLE BEDROOM 1

16' 0" x 13' 4" (4.88m x 4.06m). With built-in wardrobe, radiator.



DOUBLE BEDROOM 2

15' 2" x 13' 10" (4.62m x 4.22m). With pedestal wash hand basin, shelved recess, radiator.



SHOWER ROOM

9' 2" x 5' 2" (2.79m x 1.57m). A newly fitted suite comprising of a walk-in shower facility with separate drying area, double drawer vanity unit with wash hand basin, radiator, Velux roof window, shaver light.



EXTERNALLY

COMMUNAL COURTYARD

With car parking allocation.

PARKING AND DRIVEWAY

Designated parking for one vehicle next to the property.



AGENT'S COMMENTS

A beautifully updated and characterful cottage in a highly convenient Town Centre location. Offering modern comforts, low maintenance living and designated parking. Viewing 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 is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'C'.

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.

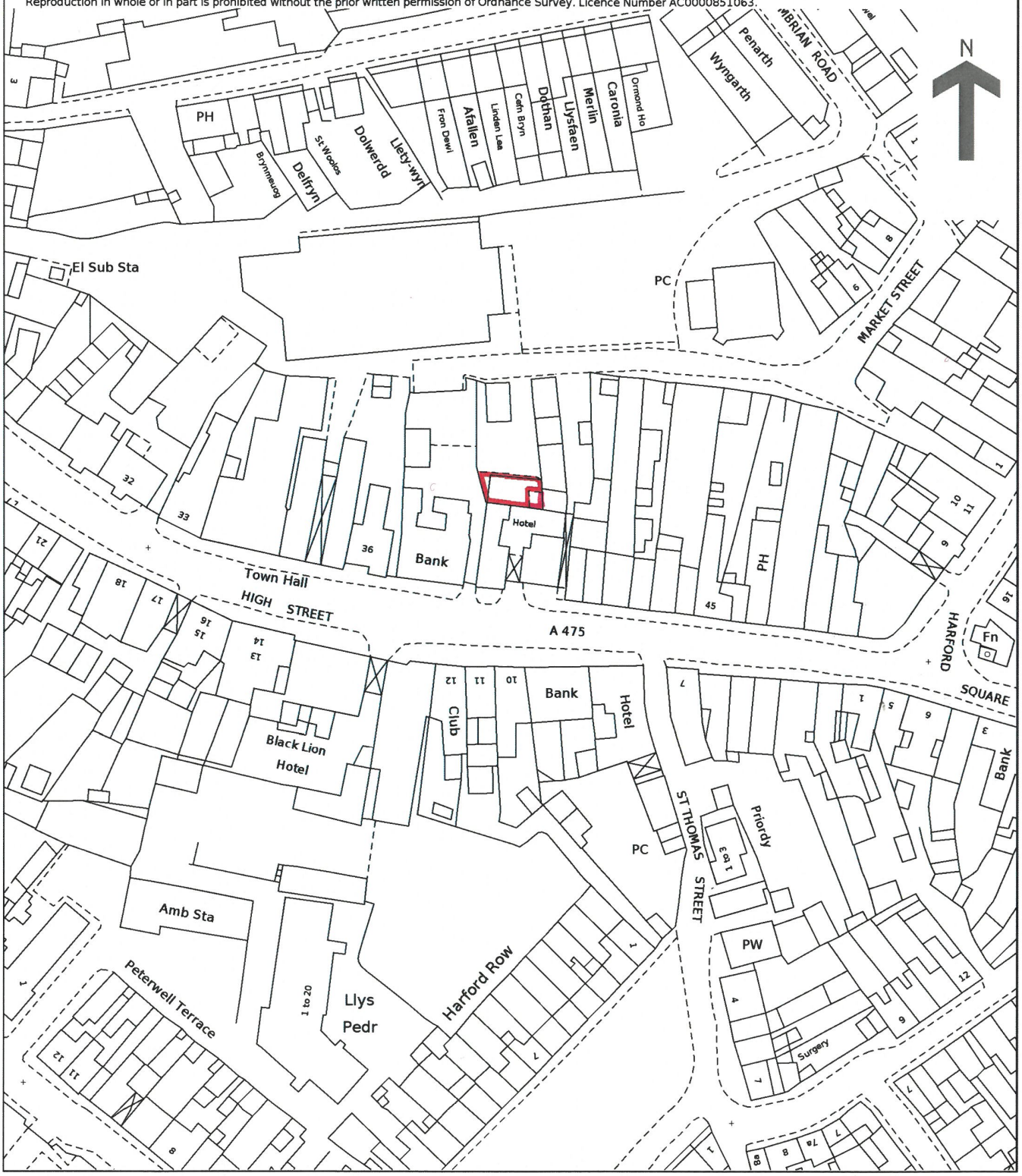
Services

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 **CYM153108**
Ordnance Survey map reference **SN5748SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

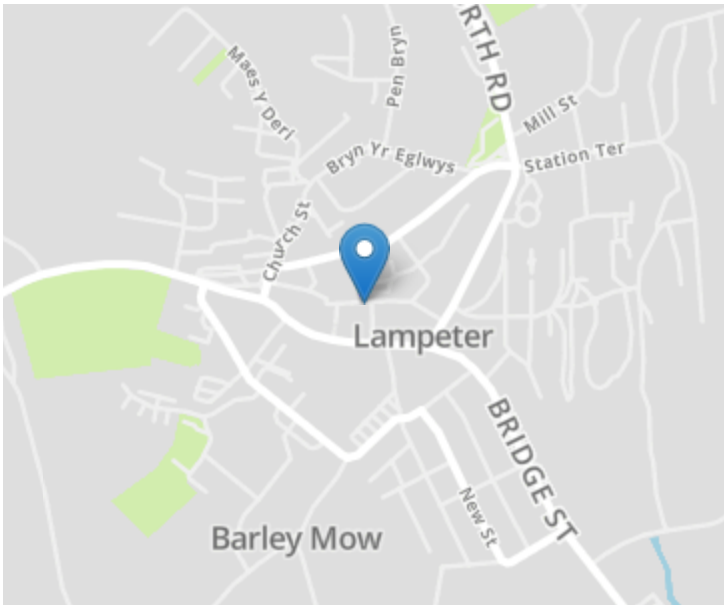
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band C
N/A
Parking Types: Allocated. Off Street. Residents.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

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



Directions

From our Lampeter Office proceed along Market Street (for Sainsbury's Supermarket). The Mews Development will be found on your left hand side by the entrance to Sainsbury's Supermarket. As you enter the Mews Development the cottage will be found directly in front of you.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view 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 Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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