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Local knowledge, National coverage

A newly refurbished and well positioned 3 bedroomed semi detached bungalow offering low maintenance garden, garage and ample off street parking. Lampeter, West Wales









Dolaumerau, Pontfaen Road, Lampeter, Ceredigion. SA48 7JL.

£249,950

REF: R/5546/LD

*** No onward chain - Priced to sell *** Newly refurbished and modernised *** Well positioned and deceptively spacious semi detached bungalow *** Comfortable 3 bedroomed accommodation *** Newly fitted Worcester mains gas boiler and double glazing *** Modern and stylish fitted kitchen and bathroom

*** Low maintenance and enclosed garden laid to patio with raised flower beds *** Detached garage *** Useful range of outhouses with workshop, w.c., and potting shed *** Walled and pillared tarmacadamed driveway with ample parking for three vehicles

*** Popular and sought after Town location *** Level walking distance to all Town amenities - Especially Ysgol Bro Pedr School and Sainsbury's Supermarket *** Enjoying views over the Teifi Valley and the Town's Cricket Green *** Viewing recommended - Contact us today

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LOCATION

Located within the University Town of Lampeter and close level walking distance to the Town Centre. Lampeter offers a wide range of amenities including business, social, leisure and education, including the University of Wales Trinity Saint David Campus. Lampeter lies 12 miles inland from the Georgian and Harbour Town of Aberaeron and 20 or so miles North from the Administrative Centre of Carmarthen, being the gateway to the West.

GENERAL DESCRIPTION

A newly refurbished and well positioned edge of Town semi detached bungalow offering deceptive 3 bedroomed accommodation. It enjoys a newly fitted and modern kitchen and bathroom, double glazing and a new Worcester mains gas boiler.

Externally it enjoys low maintenance living with an enclosed garden laid to patio and raised beds, useful garage and a range of outhouses.

It enjoys a convenient location and views over the Teifi Valley. Viewings are highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a fully glazed UPVC front entrance door, radiator, access to the loft space.



LIVING ROOM

12' 6" x 14' 5" (3.81m x 4.39m). With radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

15' 3" x 9' 2" (4.65m x 2.79m). A newly fitted gloss kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Lofra gas/electric cooker stove with extractor hood over, space for upright fridge/freezer, radiator, large pantry cupboard.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

6' 9" x 5' 9" (2.06m x 1.75m). With fully glazed rear entrance door, Worcester mains gas central heating boiler, plumbing and space for automatic washing machine.



BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m). A newly completed modern suite comprising of a walk-in shower facility with separate drying area and double headed shower, double door vanity unit with wash hand basin, low level flush w.c., heated towel rail, extractor fan, aqua boarded walls.



BATHROOM (SECOND IMAGE)



REAR BEDROOM 1

12' 6" x 10' 9" (3.81m x 3.28m). With radiator, built-in wardrobes.



FRONT BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.25m). With built-in wardrobes, radiator.



FRONT BEDROOM 3

8' 0" x 6' 7" (2.44m x 2.01m). With radiator.



EXTERNALLY

DETACHED GARAGE

12' 0" x 10' 0" (3.66m x 3.05m). With sliding entrance door.



RANGE OF OUTHOUSES

Comprising of:-



STORE SHED

10' 0" x 6' 0" (3.05m x 1.83m).

OUTSIDE W.C.

With low level flush w.c.

WORKSHOP

10' 0" x 6' 0" (3.05m x 1.83m).

REAR GARDEN

Low maintenance living. An enclosed rear garden area laid to patio with a range of raised beds. Currently laid to gravel but could be re-utilised for vegetable and fruit growing.



REAR GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A pillared tarmacadamed driveway with ample parking and access onto the Garage.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after and well positioned detached bungalow with fantastic views.

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, newly fitted Worcester mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor

Approx. 80.3 sq. metres (864.2 sq. feet)

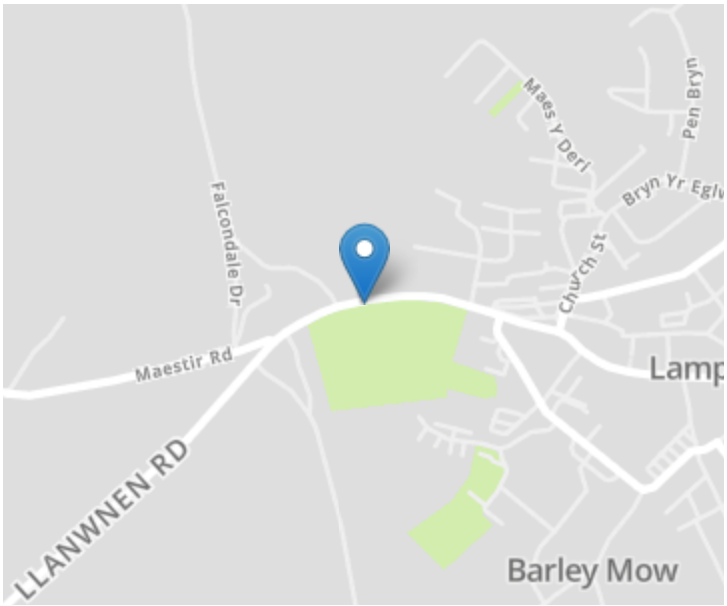


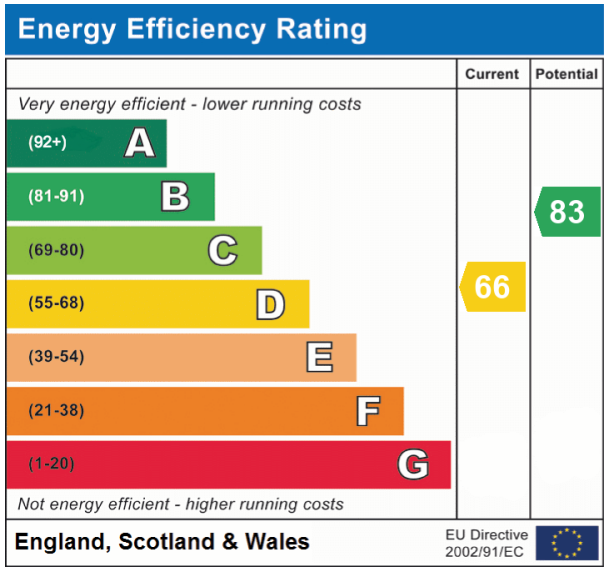
Total area: approx. 80.3 sq. metres (864.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Council Tax: Band D
N/A
Parking Types: Driveway. Private.
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 (66)
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 High Street. After passing the Police Station on your left hand side continue for a further 300 yards and the property will be located on your right hand side before reaching the Filling Station, 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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