



Dorlan, 8 Market Street, Lampeter SA48 7DR

Offers in the region of £159,500

**** IDEAL TOWN CENTRE PROPERTY ****

**Walking Distance To Shops & University Campus
Semi Detached 2 Bed (En Suite) Garage, Garden & Work/Hobby
Room
EPC EER-D66**

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EJ/DT/78449/091020

DESCRIPTION

**** TOWN CENTRE
PROPERTY CLOSE TO
UNIVERSITY CAMPUS &
SHOPS *****

A most conveniently positioned semi detached 2 bedroomed (en suite) house located within the popular University and shopping town of Lampeter. The property is within easy level walking distance to the town which offers shops, schooling and the University Campus. The accommodation is in good condition throughout with gas c/h and d/g with en suite facility to one of the bedrooms. Outside there are walled in gardens with summerhouse, garage and outside work/hobby room ideal for a commercial enterprise etc (stc). **VIEWING RECOMMENDED!! EPC EER-D66**

ACCOMMODATION

The property comprises of a most convenient town centre property built of traditional construction with rendered elevations lying under a slated roof and benefits from mains gas fired central heating and double glazed windows. The cosy well presented accommodation provides as follows:

ENTRANCE HALL

With double glazed front entrance door, access to first floor, timber effect flooring, radiator, built-in under stairs storage cupboard, door to:

LIVING/DINING ROOM

20'3 x 12'7 (max) (6.17m x 3.84m (max))
With a Victorian style ornate fireplace with surround and marble hearth incorporating coal effect gas fire, timber effect flooring, double aspect windows, 2 radiators, door to:

KITCHEN

13'6 x 8'5 (4.11m x 2.57m)

Comprising a modern luxury fitted kitchen (installed 2020) with a range of base and eye level cupboards with worktop surfaces over, 1½ bowl sink unit with mixer tap, built-in stainless steel eye level electric oven and microwave, built-in fridge/freezer, gas 4 ring hob unit with stainless steel chimney hood over, tiled walls and floor, window to rear, double glazed rear exterior door.

SHOWER/WET ROOM

8'1 x 7'5 (2.46m x 2.26m)
With a modern suite comprising walk-in shower area with curtain and rail, low level flush WC, pedestal wash hand basin (being ideal for disabled persons), radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

13'9 x 10'11 (4.19m x 3.33m)
Two windows to front, fitted wardrobe with shelving and radiator, access to loft space, radiator, door to:

EN SUITE SHOWER ROOM

With built-in shower cubicle, WC, small vanity unit with wash hand basin and mixer tap, heated towel rail.

BEDROOM 2

11'6 x 9'1 (3.51m x 2.77m)
Window to rear, radiator, wall mounted gas central heating boiler.

EXTERNALLY

Enclosed walled in mature garden to rear enjoying privacy with paved patio and gravelled paths, ornamental fish pond. Garden gate leading out to front.

**ADJOINING OUTSIDE
UTILITY/LAUNDRY ROOM**

with plumbing and space for washing machine and dryer, radiator. **ADJOINING**

OUTSIDE WC with wash hand basin. **TIMBER GARDEN SHED, OUTSIDE WORK/HOBBY ROOM - 13'4 x 7'10 ideally suited as**

workshop/store shed or alternatively for commercial enterprises (subject to consent) with double aspect windows, radiator, wash hand basin. DETACHED GARAGE - 17'10 x 10'5 with up and over sliding door, with power and light connected.

FLOODING

We have been informed by the owners that the property has been subject to flooding.

SERVICES

We are advised mains electricity, water, drainage and gas are connected.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
[@JohnFrancisLamp](https://twitter.com/JohnFrancisLamp) or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

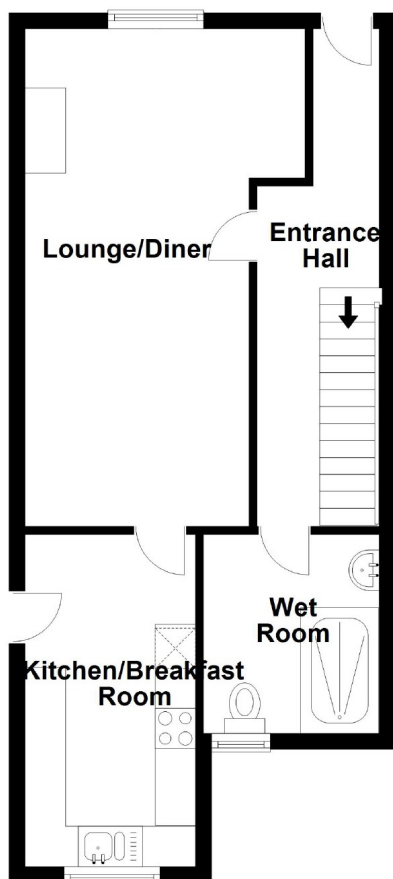
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

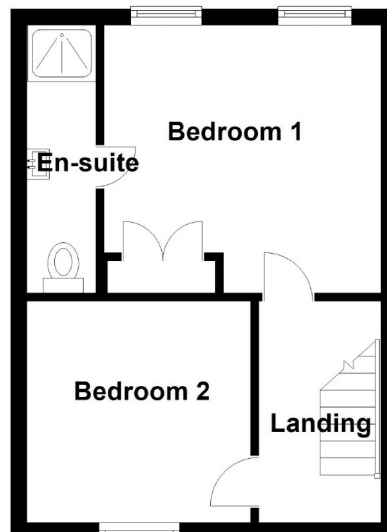
DIRECTIONS

From our office turn left down College Street and take the 1st left turning. Continue down passing the dentist on your left and bear right towards Market Street alongside the gents hair salon, and the property will be found further on the left.

Ground Floor



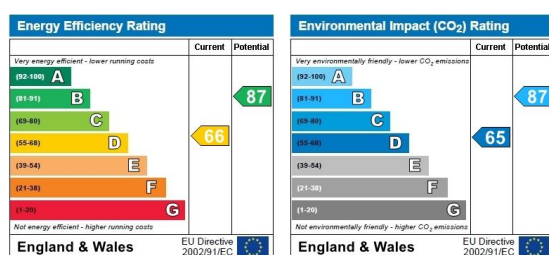
First Floor



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**John.
Francis**