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**18 College Street, Lampeter, SA48 7DY**

**£199,950**

A deceptively spacious improvable 4 bedroomed town property with income generation / annexe appeal. The property benefits from uPVC double glazing, gas fired central heating, parking to the rear & adjoining 1 bedroom annexe. Conveniently located within walking distance of everyday amenities being in a desired locality with great development potential.



## Location

The property is located in a prime position on one of the main thoroughfares in to the town of Lampeter being within level walking distance of the town centre which offers a good range of everyday amenities including vibrant cafes, supermarkets, junior & senior schooling, Doctors Surgery, pharmacies & the Trinity ST. David University Campus.

## Description

The property has a diverse appeal through a 4 bedroomed family sized town house & a 1 bedroomed adjoining annexe being fully serviced with its own gas central heating boiler etc. Rarely does a property in this desired locality offering good sized accommodation, parking, annexe & enclosed garden come to market, a development opportunity not to be missed.

## Reception Hall

Accessed via UPVC front entrance door. Radiator.

## Living Room

15'2" x 13'8" (4.62m x 4.17m)



with decorative fireplace, radiator. Open archway to:

## Dining Room/2nd Reception Room

12'7" x 12'3" (3.84m x 3.73m)



with Vaillant mains gas central heating boiler. Radiator.

## Kitchen

12'6" x 10'2" (3.81m x 3.10m)

with fitted kitchen, range of wall and floor units. Stainless steel sink and drainer unit, plumbing and space for automatic washing machine. Cooker point and space. Radiator. Rear porch.

## LOWER GROUND FLOOR

### Cellar

With limited headroom.

## FIRST FLOOR

### Rear Landing

### Bathroom



with 3 piece suite comprising panelled bath with shower over, low level lush w.c., vanity unit with wash hand basin. Radiator. 2 large linen/laundry cupboards.

### Rear Bedroom 4

13'4" x 4'6" (4.06m x 1.37m)



with radiator.



### Front Bedroom 3

10'5" x 8'4" (3.18m x 2.54m)



with radiator.

### Front Bedroom 1

13'8" x 10'6" (4.17m x 3.20m)

with radiator.

### Rear Bedroom 2

12'8" x 12'8" (3.86m x 3.86m)

with radiator.

### EXTERNALLY



### Rear Garden

The property enjoys an enclosed rear garden laid to patio and lawn with steps leading up to the communal parking area.

### 18A COLLEGE STREET

### Inner Hallway

With UPVC front entrance door leading down to the living area.

### Living Area

16'1" x 14'6" (4.90m x 4.42m')



with modern fitted kitchen with range of wall and floor units. Stainless sink and drainer unit. Electric cooker point and space. Radiator. Cast iron fireplace with tiled surround. Staircase to the first floor accommodation. Rear entrance door.

### FIRST FLOOR - Annexe

### Annexe Bedroom



with radiator.

## Annexe Bathroom



With panelled bath with shower over, low level flush w.c., pedestal wash hand basin.

## Boiler Room

Housing the 'Vaillant' mains gas central heating boiler.

## Access

The annexe enjoys its separate access point to the side of the main property.

## Parking and Driveway



Tarmacadam driveway lies to the rear of the property with access via rear service lane

## Agents Comments

A superb development opportunity in a town centre location with income generation / annexe potential.

## Services

We are informed that the property is connected to mains water, electricity & water, gas fired central heating with separate boilers to both properties.

## Council Tax Band

Council Tax Band for 18 College Street - 'F'.

Council Tax Band for 18a College Street - 'A'.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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