

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



11 Station Terrace, Lampeter, Ceredigion, SA48 7HH

Reduced To £199,000

A substantial 6 bedroom mid terrace town house, set in the heart of Lampeter town, giving good access to local amenities and transport links. Currently in need of general modernisation. With the amount of space this property offers it would make an ideal family home or Investment opportunity.

The property benefits from gas central heating and UPVC double glazing. A walled garden space to the rear with hard standing area providing potential for off street parking, which can be accessible over a rear access lane.

LOCATION



Conveniently located in a sought after location in the popular town of Lampeter, within walking distance of all amenities. Lampeter provides a good range of everyday facilities including 3-19 schooling, supermarkets, pubs, restaurants, cafes, doctors surgery, chemists, places of worship etc. Lampeter is located in the heart of the Teifi valley, being approximately 12 miles inland from the Georgian harbour town of Aberaeron, approximately 22 miles of Carmarthen to the south and approximately 25 miles from Aberystwyth to the north.

DESCRIPTION

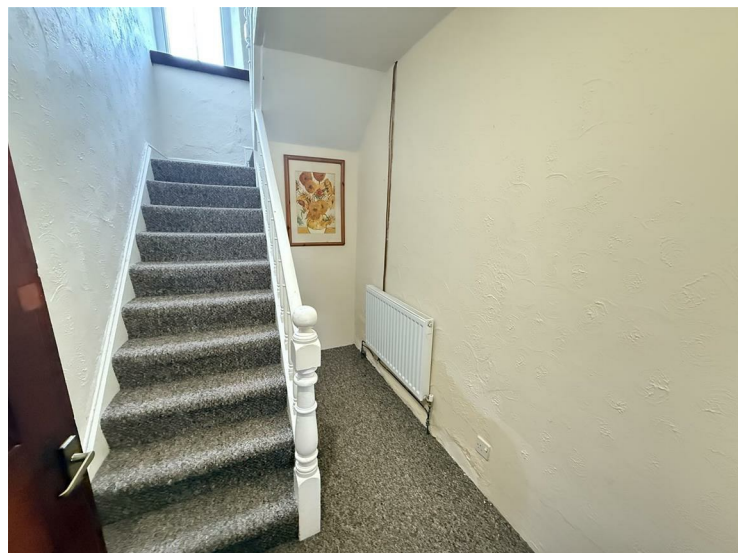


A substantial mid terrace town house, split over 3 floors, offering 6 bedrooms, 2 bathroomed accommodation, currently in need of general improvement and modernisation work, providing mains gas central heating and double glazing. Rear walled garden space providing hard standing area with potential for off street parking, accessed over a rear access lane.

The accommodation provides more particularly the following -

FRONT ENTRANCE DOOR to

RECEPTION HALLWAY



LIVING ROOM

16'4" x 15'2" (4.98m x 4.62m)



Radiator, bay window

DINING ROOM

12'10" x 12'5" (3.91m x 3.78m)



Radiator

KITCHEN

11'3" x 10' (3.43m x 3.05m)



Range of fitted kitchen units at base and wall level incorporating single drainer sink unit with work surfaces over, electric cooker point, plumbing and space for automatic washing machine, mains gas boiler, door to rear garden

BATHROOM



With 3 piece suite comprising bath with shower attachment, toilet, wash hand basin, extractor fan and radiator

INNER HALLWAY

Radiator, understairs storage cupboard. stairs to -

FIRST FLOOR - REAR LANDING

REAR BEDROOM 2

9'2" z 8'6" (2.79m z 2.59m)



Window to rear, wash hand basin, radiator

SHOWER ROOM



With corner shower cubicle with electric shower, wash hand basin, toilet, extractor fan and radiator

FRONT LANDING

Leading to

FRONT BEDROOM 3

10'5" x 7'3" (3.18m x 2.21m)



Radiator, window to front overlooking Trinity St. David's University Campus

REAR BEDROOM 4

17'7" x 12'7" (5.36m x 3.84m)



With radiator, built-in wardrobes, rear window overlooking the garden, wash hand basin

FRONT BEDROOM 1

13'9" x 11'4" (4.19m x 3.45m)



Radiator, window to front overlooking Trinity St. David's University Campus

FRONT BEDROOM 6

10'4" x 7'4" (3.15m x 2.24m)



Radiator, window to front overlooking Trinity St. David's University Campus

STAIRS TO SECOND FLOOR - LANDING

Access to loft

FRONT BEDROOM 5

13'7" x 12'7" (4.14m x 3.84m)



With radiator, wash hand basin and window to front overlooking the University campus

EXTERNALLY



Rear stone walled garden area, with path leading to rear entrance door.

REAR ACCESS LANE



There is a hard standing area to the rear of the property providing potential off road parking space which can be access via a rear service lane.

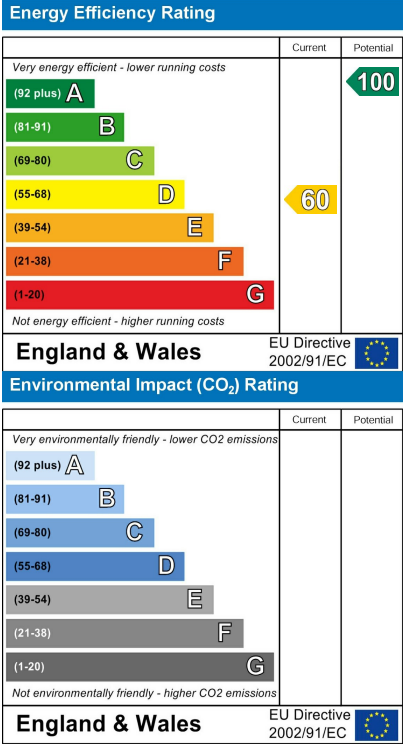
SERVICES

We understand the property benefits from connection to mains electricity, mains water, mains drainage, and mains gas central heating. Double glazing, telephone subject to BT transfer regulations.

TENURE - Freehold

COUNCIL TAX BAND - E

Amount payable: £2806 <http://www.mycounciltax.org.uk>





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