

Regulated by:



Since 1989

**FOR SALE THROUGH THE 'RENT TO OWN SCHEME'**



**Plot 2 Dol Dalis, Llanfair Road, Lampeter, Ceredigion. SA48 8LF.**

**REF: R/3023/LD**

**£160,000**

\*\*\* A 'Rent to Own' Scheme \*\*\* Wanting to buy your own home? \*\*\* Finding it hard to save up for that deposit? \*\*\* Then we may have the answer for you

\*\*\* A brand new development due for completion early 2022 \*\*\* Semi detached 2 bedroomed accommodation with modern and stylish fixtures and fittings \*\*\* Enclosed low maintenance rear garden laid to lawn and patio area \*\*\* Off street parking for two vehicles \*\*\* Fantastic views to the rear over the renowned Teifi Valley \*\*\* Short walk into Lampeter Town Centre \*\*\* Within walking distance to nearby Schools and all everyday amenities \*\*\* Energy efficient property

\*\*\* Interested Applicants - Please register your interest with the Sole Agents \*\*\* Guidance available on request - Subject to restrictions set by the Welsh Government. See below eligibility and criteria

## LOCATION

Dol Dalis is located on Llanfair Road, a pleasant country lane just on the outskirts of the University Town of Lampeter, being within easy walking distance, and famed for its University of Wales Trinity Saint David Campus. The property enjoys a pleasant and elevated location with South facing rear aspect over the Teifi Valley. The property enjoys easy level walking distance to all Town amenities, nearby School and University Campus.



## GENERAL DESCRIPTION

Here we have on offer a stylish and modern semi detached 2 bedroomed property.

The property is part of the Welsh Government supported 'Rent to Own' Scheme and guidelines are set within the particulars and we request that all interested Parties contact the Sole Selling Agents.

The development is due to be completed in early 2022 and we request that all interested Parties contact us as soon as possible.



## THE ACCOMMODATION

### RECEPTION HALLWAY

With staircase to the first floor accommodation with understairs storage cupboard.

### LOUNGE

3.375m x 4.055m. With window to the front.

### KITCHEN

3.375m x 3.705m. A stylish kitchen fitted with a range of wall and floor units together with an integrated oven, hob and extractor, with a door opening onto the rear garden.

### GROUND FLOOR W.C.

With low level flush wc., wash hand basin and level access shower.

### FIRST FLOOR

#### LANDING AREA

With staircase leading from the Reception Hall.

### BATHROOM

A modern 3 piece suite including thermostatic shower above the bath.

### BEDROOM 1

4.005m x 3.225m.

### BEDROOM 2

4.375m x 2.935m.

## EXTERNALLY

### GARDEN

Two private off street parking spaces provided to the forecourt. We then have a secured fenced rear garden complete with shed and patio.

## AERIAL VIEW



## VIEW ACROSS THE TEIFI VALLEY



## AGENT'S COMMENTS

The Scheme offers great potential for Buyers, a stylish home with fantastic views, yet convenient to the Town of Lampeter.

## ELIGIBILITY AND CRITERIA

\*\*\* Your combined household income needs to be no more than £60,000 each year (a household can be one Person, or you and a Spouse/Partner, or you and a Friend)

\*\*\* You want to own your own home and see yourself still living there in two to five years' time

\*\*\* You must be in work (this includes being self employed) and ineligible for Housing Benefit or the housing element of Universal Credit.

\*\*\* You must not currently own a home anywhere in the World unless a Court Order forces you to remain on the Deed of a property where your Children reside (but you do not) and capital cannot be released

\*\*\* Subject to the above the 'Rent to Own - Wales' home you want to buy must be your principal or only home

\*\*\* At the point of application you must be unable to afford to buy a similar property on the open market or through any other home ownership initiative

\*\*\* Applicants must be financially be able to pay the rent

\*\*\* Applicants must be either a British or EU/EEA Citizen or have an indefinite leave to remain

\*\*\* Ministry of Defence Personnel will be prioritised by the Landlord in accessing the 'Rent to Own - Wales' product

\*\*\* You should be aware that your Landlord may be required to investigate any incidents where misleading information has been supplied which may result in criminal prosecution. Applicants who supply misleading information to secure a 'Rent to Own - Wales' home will not be able to receive the gifted deposit to purchase a 'Rent to Own - Wales' property

## HOW IT WORKS

Initially you would rent the property for a period of 2 to 5 years. At the point of purchase you will then receive 25% of the rent paid over the duration of the tenancy and 50% of the increase in the property value during the period of time you have rented to use as a deposit towards purchasing the property.

## MOVING FORWARD

We encourage that after reading the eligibility and criteria you contact the Sole Agent and request the Application Form and Guidance which will then be submitted for consideration.

## Services

We are informed by the Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas, UPVC double glazing, telephone and Broadband available.

## Directions

From our Lampeter Office continue along Bridge Street, turning left just before reaching the Coop Supermarket and opposite W.D. Lewis Farm Merchants. Continue over the small bridge and the entrance to Dol Dalis will be found on your left hand side, as identified by the Agents 'For Sale'

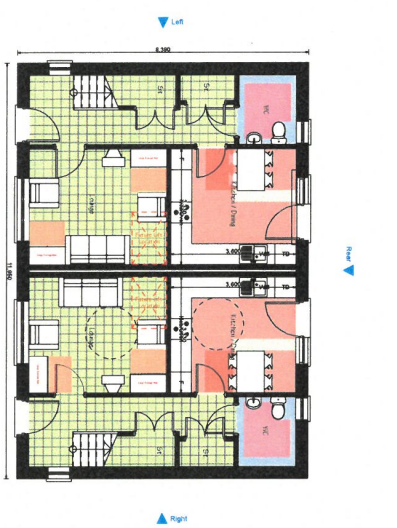
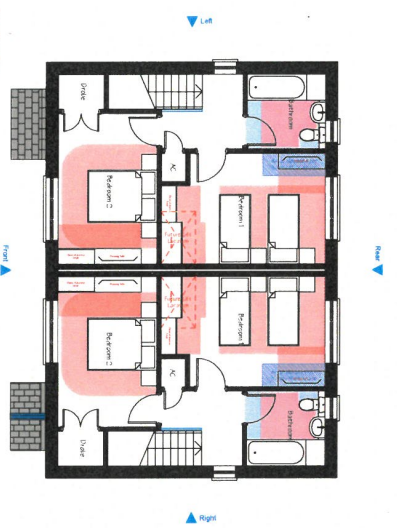
board. Please see attached site plan for individual location of each plot.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

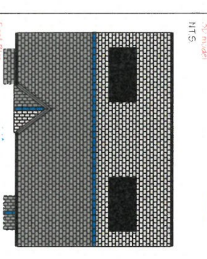




Item	Description	Quantity	Unit	Notes
1	Foundation	1	sq ft	See notes
2	First Floor	1	sq ft	See notes
3	Second Floor	1	sq ft	See notes
4	Roof	1	sq ft	See notes
5	Exterior Walls	1	sq ft	See notes
6	Interior Walls	1	sq ft	See notes
7	Floors	1	sq ft	See notes
8	Stairs	1	sq ft	See notes
9	Windows	1	sq ft	See notes
10	Doors	1	sq ft	See notes

**NOTES:**

1. All work shall be in accordance with the latest editions of the International Building Code (IBC) and International Residential Code (IRC).
2. The owner shall provide all necessary permits and approvals for this project.
3. The contractor shall be responsible for obtaining all necessary permits and approvals.
4. The contractor shall be responsible for the safety of all workers and the public.
5. The contractor shall be responsible for the quality of all work.
6. The contractor shall be responsible for the completion of all work.
7. The contractor shall be responsible for the cleanup of all debris.
8. The contractor shall be responsible for the protection of all existing structures.
9. The contractor shall be responsible for the protection of all utilities.
10. The contractor shall be responsible for the protection of all trees and landscaping.



**Scale for Planning Purposes**

**1" = 10'-0"**

**P-288-1277**

**C 1**

**Scale for Planning Purposes**

**1" = 10'-0"**

**P-288-1277**

**C 1**

**Scale for Planning Purposes**

**1" = 10'-0"**

**P-288-1277**

**C 1**

**Scale for Planning Purposes**

**1" = 10'-0"**

**P-288-1277**

**C 1**

**Scale for Planning Purposes**

**1" = 10'-0"**

**P-288-1277**

**C 1**



Plot 2