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RICS



Since 1989

A desirable and well positioned detached 3 bedroomed bungalow with garage. Cwmann - 1 mile from Lampeter, West Wales



36 Cwrt Deri, Cwmann, Lampeter, Carmarthenshire. SA48 8EJ.

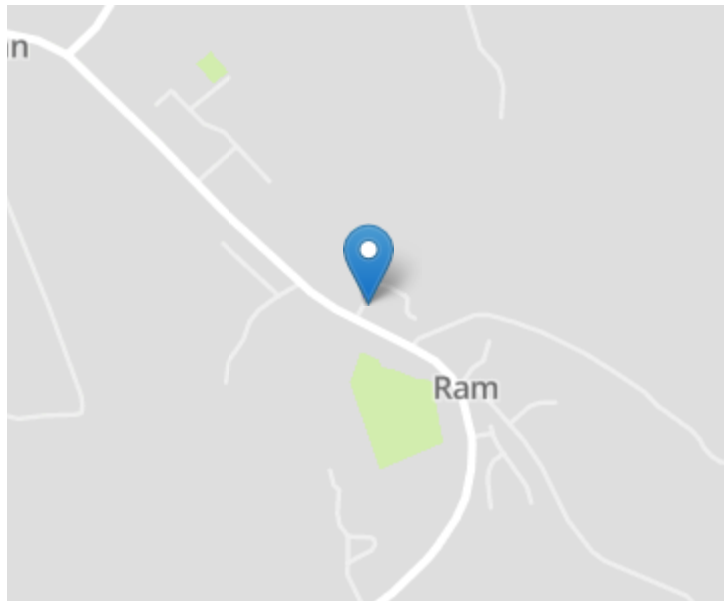
REF: R/3378/LD

£260,000

*** Desirable and well positioned detached bungalow *** Modern 3 bedroomed accommodation ***
Integral garage with double tarmacadamed driveway *** Mains gas central heating, UPVC double glazing
and good Broadband speeds available

*** Generous corner plot with front and rear garden *** Private to the rear with mature hedge
boundary *** Low maintenance with a level patio area

*** Pleasant position within a sought after residential development *** Convenient location within
Cwmann *** Within walking distance to the nearby new School of Ysgol Carreg Hirfaen School ***
Town amenities lie within 1 mile within the University Town of Lampeter *** A highly appealing
bungalow in a sought after location - Contact us today to view



LOCATION

Located in a popular and sought after cul-de-sac within the Community of Cwmann, having a newly built Primary School, and 1 mile from the University and Market Town of Lampeter offering an excellent range of facilities, including Primary and Comprehensive Schooling, Leisure Centre, good range of Shops and Administrative facilities, and the University of Wales Trinity Saint David Campus. The property is within easy driving distance to the County Town of Carmarthen, to the South, Aberystwyth, to the North, and the Ceredigion Heritage Coastline, to the West.

GENERAL DESCRIPTION

Here lies a desirable well positioned country bungalow within the Village of Cwmann. The property enjoys modern 3 bedroomed accommodation and sits within a generous corner plot with lawned gardens to the front and rear.

The property enjoys the benefit of an integral garage with a double tarmacadamed driveway for ample parking space.

A highly desirable property suiting a range of Buyers. The property in particular offers the following.

RECEPTION HALL

With access via a UPVC half glazed front entrance door, cloak cupboard.

LIVING ROOM

10' 10" x 15' 5" (3.30m x 4.70m). With a modern feature fireplace with electric fire inset, radiator.



KITCHEN/DINER

14' 9" x 11' 10" (4.50m x 3.61m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, integrated electric cooker, 4 ring gas hob with extractor hood over, integrated dishwasher, space for American fridge/freezer, patio doors opening onto the rear garden, door though to the Integral Garage.



KITCHEN/DINER (SECOND IMAGE)



BATHROOM

8' 2" x 5' 11" (2.49m x 1.80m). An impressive 3 piece suite comprising of panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



FRONT BEDROOM 1

11' 10" x 10' 10" (3.61m x 3.30m). With radiator.



REAR BEDROOM 2

11' 2" x 8' 6" (3.40m x 2.59m). With radiator.



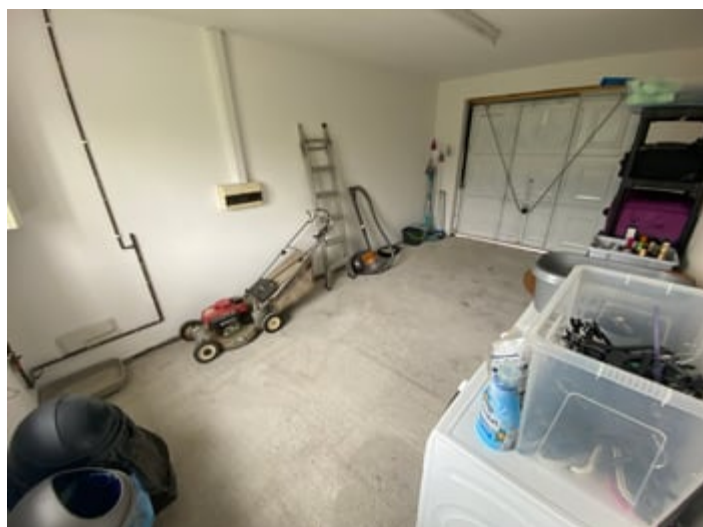
REAR BEDROOM 3

10' 10" x 7' 7" (3.30m x 2.31m). With radiator.



INTEGRAL GARAGE

18' 7" x 10' 4" (5.66m x 3.15m). With an up and over door, access to the loft space.



EXTERNALLY

GARDEN

The property enjoys a generous corner plot with a private lawned garden to the rear. The garden is low maintenance enjoying a mature hedge boundary. There also lies a level patio area ideal for outdoor dining and entertaining. In all a highly desirable property with convenience in mind.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A highly sought after property in a popular location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

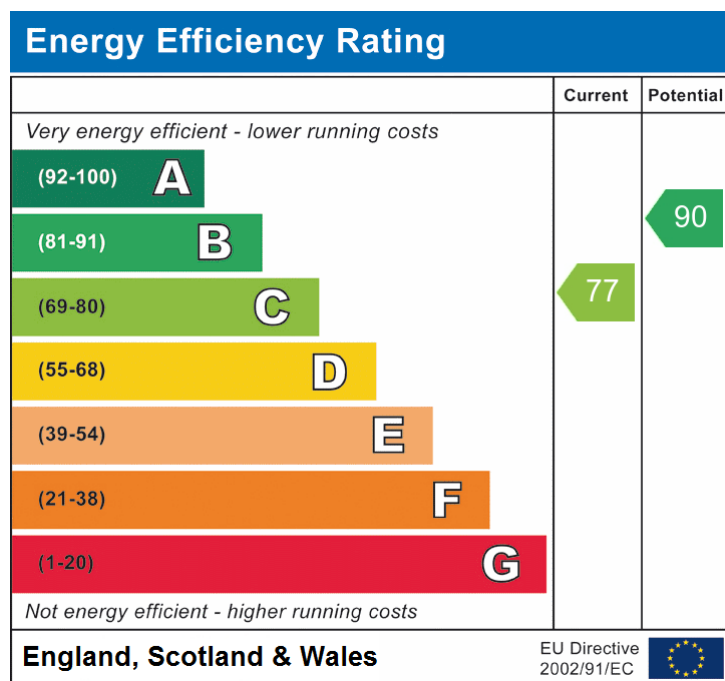
Directions

From Lampeter proceed to Cwmann. Proceed up the hill and the entrance to Cwrt Deri will be found on your left hand side. Take the first right hand turning and Number 36 will be the second property on your right hand side, 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

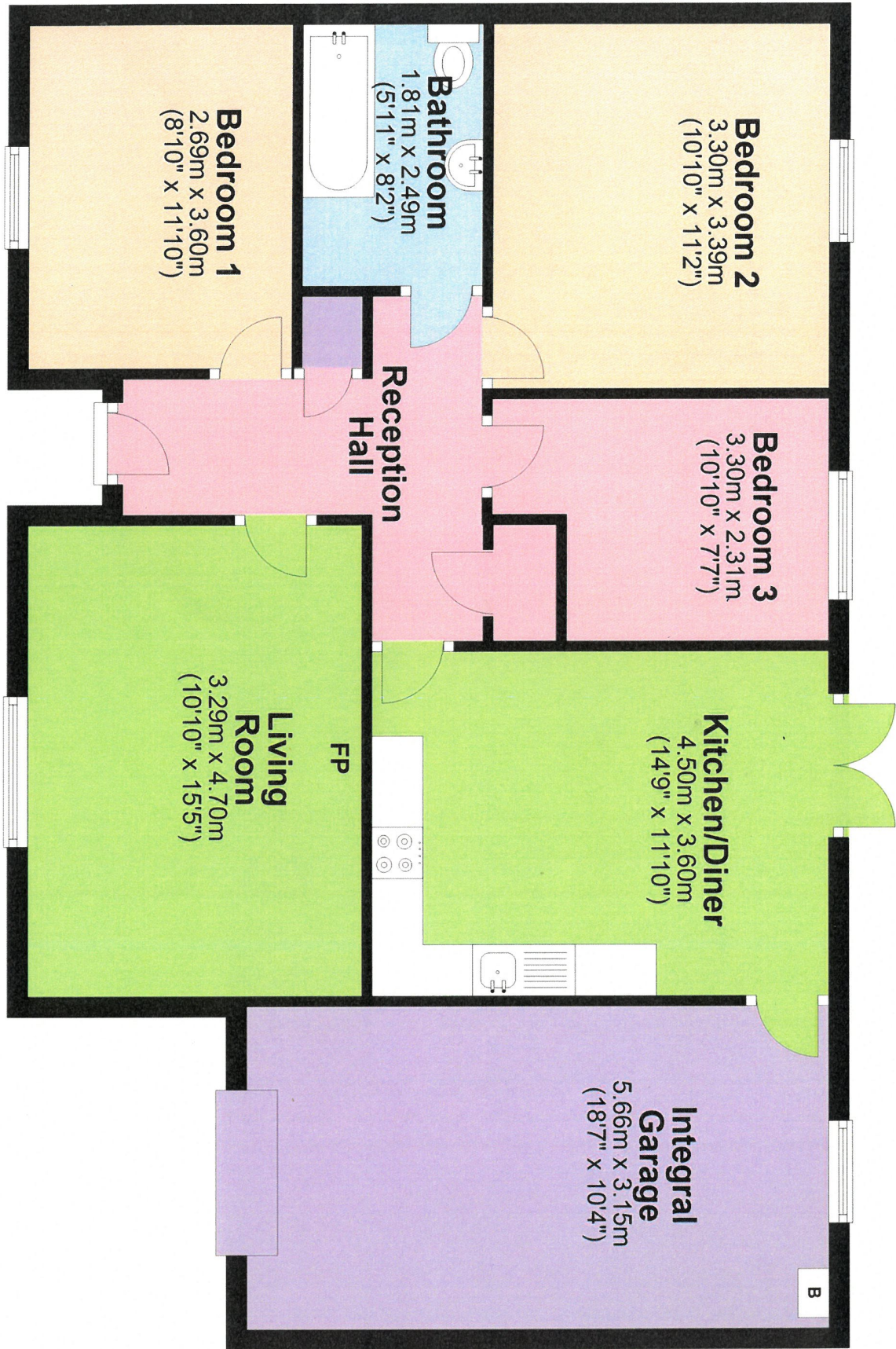
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Ground Floor

Approx. 91.4 sq. metres (983.6 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

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