

*A spacious 3 bedroomed semi detached property with front and rear garden in a popular and convenient location. Llanwnnen, Lampeter, West Wales*



Hillcrest, 11 Bro Grannell, Llanwnnen, Lampeter, Ceredigion. SA48 7JX.

**£150,000**

**REF: R/5153/LD**

\*\*\* No onward chain \*\*\* Attention 1st Time Buyers/Investment Purchasers or Family Occupiers \*\*\* A well positioned semi detached house \*\*\* 3 bedroomed accommodation \*\*\* LPG fired central heating, double glazing and good Broadband connectivity

\*\*\* Generous front and rear garden area laid to lawn - Perfect for Families and entertaining \*\*\* On street parking only

\*\*\* Popular Village location set off the B4337 road \*\*\* 2 miles from the Market Town of Llanybydder, 2.5 miles from the University Town of Lampeter and 12 miles from the Cardigan Bay Coast at Aberaeron \*\*\* Viewings highly recommended - Contact us today to view



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Llanwnnen is a popular Village. The property is set off the B4337 road, 200 metres South from the square, 2 miles from the Market Town of Llanybydder, 2.5 miles from the University Town of Lampeter and 12 miles from the Cardigan Bay Coast at Aberaeron. The property is also on a regular bus route.

## GENERAL DESCRIPTION

A popular and well positioned semi detached property offering comfortable 3 bedroomed accommodation and benefiting from LPG fired central heating, double glazing and good Broadband connectivity.

Externally it enjoys a generous garden to the front and rear laid to lawn and offering perfect outdoor space for Families or entertaining.

The property perfectly suits 1st Time Buyers, Investment Purchasers or Family Occupiers.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation.

## LIVING ROOM

14' 0" x 12' 4" (4.27m x 3.76m). With picture window to the rear overlooking the rear garden, radiator, feature fireplace, large understairs storage cupboard with shelving, boiler cupboard housing the Worcester oil fired central heating boiler.



## DINING ROOM

12' 2" x 9' 5" (3.71m x 2.87m). With radiator.



## KITCHEN

9' 5" x 7' 9" (2.87m x 2.36m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring electric hob with extractor hood over, space for dishwasher, quarry tiled flooring, radiator.



## UTILITY ROOM

With stainless steel sink and drainer unit, plumbing and space for automatic washing machine, tiled flooring, radiator, rear entrance door, extractor fan.



## GROUND FLOOR W.C.

With low level flush w.c., wash hand basin, tiled flooring.



## FIRST FLOOR

### LANDING

With access to the loft space, airing cupboard housing the hot water cylinder.



### REAR BEDROOM 1

11' 3" x 11' 9" (3.43m x 3.58m). With radiator, picture window overlooking the rear garden.



### FRONT BEDROOM 2

12' 0" x 9' 1" (3.66m x 2.77m). With radiator.



### REAR BEDROOM 3

10' 4" x 8' 5" (3.15m x 2.57m). With radiator.



### BATHROOM

7' 3" x 5' 8" (2.21m x 1.73m). A modernised White suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



### EXTERNALLY

#### GARDEN

The property sits within a generous plot with a front and rear garden area. The garden is laid to lawn with concrete paths leading to the front and rear of the property. The garden perfectly suits Families and entertaining and currently offers itself as a blank canvas.

#### REAR GARDEN



**REAR GARDEN (SECOND IMAGE)****REAR GARDEN (THIRD IMAGE)****PARKING**

On street parking only on the Bro Grannell Estate.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A nicely positioned 3 bedroomed semi detached property. Perfectly suiting 1st Time Buyers or Investment Purchasers.

**TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

**COUNCIL TAX**

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

**MONEY LAUNDERING REGULATIONS**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

**Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

# H.M. LAND REGISTRY

TITLE NUMBER

# WA 227398

ORDNANCE SURVEY  
PLAN REFERENCE

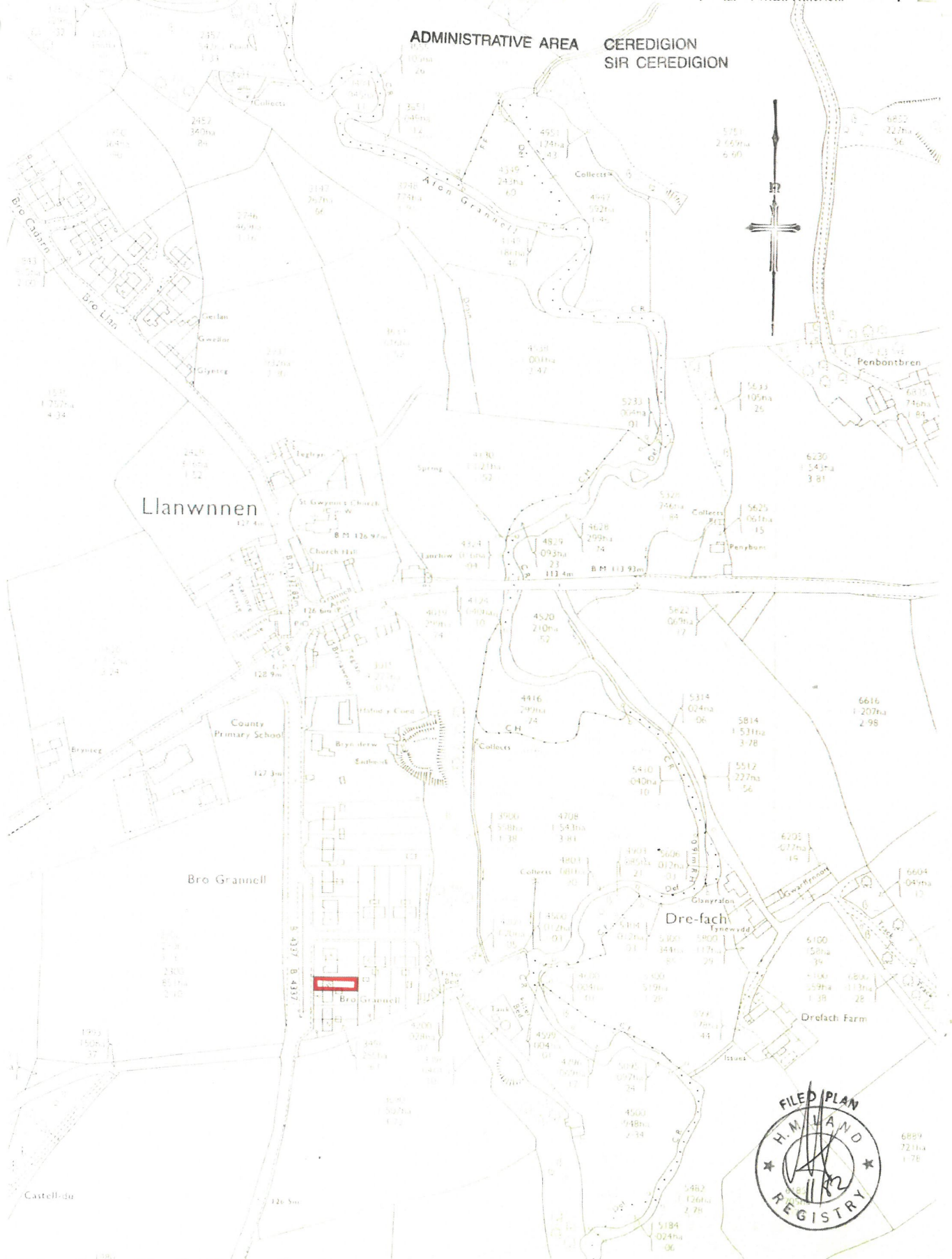
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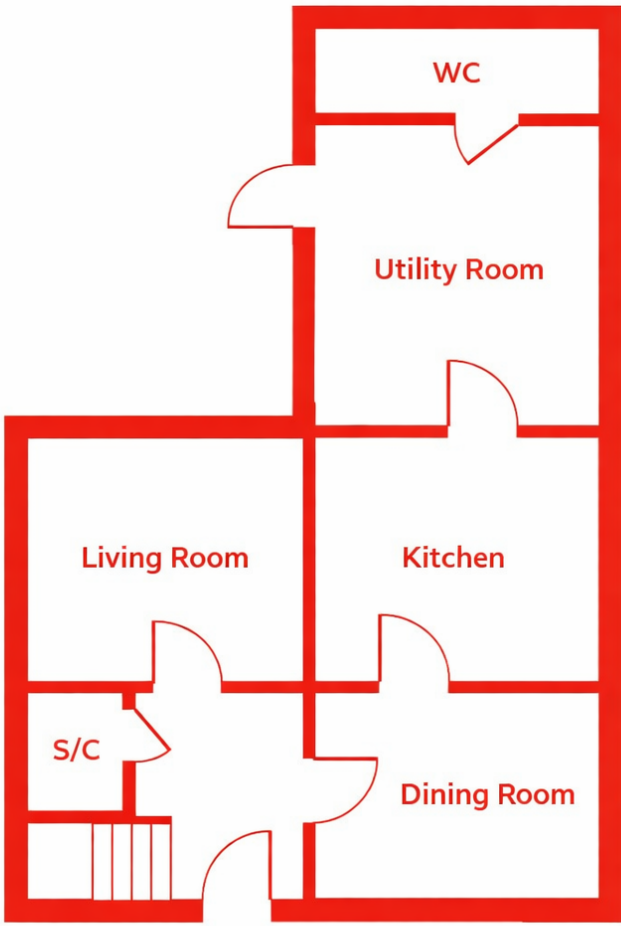
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COUNTY ~~DYFED~~

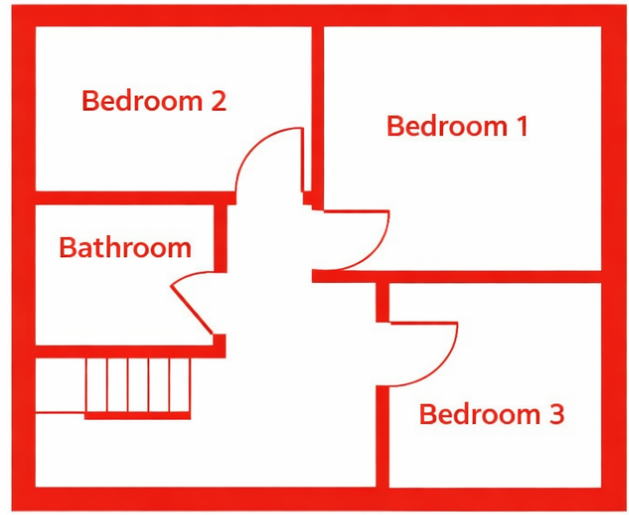
DISTRICT ~~CEREDIGION~~

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GROUND FLOOR



FIRST FLOOR

**Council Tax:** Band C

N/A

**Parking Types:** Not Allocated. On Street.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (25)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

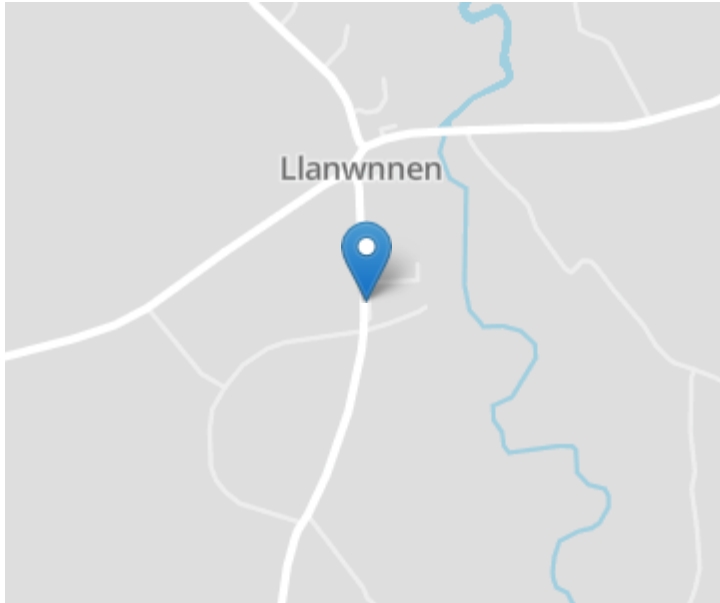
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No



### Directions

From Lampeter take the A475 West Newcastle Emlyn road to the Village of Llanwnnen. At the Village square proceed straight over the mini roundabout then turning immediately left thereafter for Llanybydder. Continue for approximately 200 yards and the property will be located on your left hand side on leaving the Village, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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