

*A comfortable and well positioned 3 bedroomed detached house with delightful rear gardens and off street parking. Cwmann, near Lampeter, West Wales*



**Balfour House, Cwmann, Lampeter, Carmarthenshire. SA48 8ES.**

**£235,000**

**REF: R/4239/LD**

\*\*\* A comfortable and well positioned detached house \*\*\* 3/4 bedroomed Family accommodation \*\*\* Mains gas fired central heating and double glazing \*\*\* A sizeable home with generous ground floor living accommodation

\*\*\* Useful detached garage and store room \*\*\* Off street parking for two vehicles \*\*\* A delightful well maintained and low maintenance garden to the rear - Laid to large patio with gravelled and lawned areas \*\*\* Greenhouse and garden shed

\*\*\* Fine views to the rear over open fields \*\*\* Short walking distance to Ysgol Carreg Hirfaen \*\*\* 1 mile from the Lampeter Town Centre with a good range of amenities \*\*\* A Family home with the convenience of edge of Town living \*\*\* A must view - Contact us today



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## LOCATION

The property lies only 1 mile and is within walking distance to the University Town of Lampeter offering a wide range of Shopping, Schooling and Administrative facilities together with the University of Wales Trinity Saint David Campus. The property is also a short walk from Ysgol Carreg Hirfaen School, thus making this the perfect Family home.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this comfortable detached Family home offering 3/4 bedroomed accommodation. It sits on the edge of Lampeter within the Village Community of Cwmann.

Externally it sits on a generous plot with low maintenance grounds being laid to paved patio, small lawned area and a gravelled garden area with a range of flowering, shrubs and plants.

Viewings are highly recommended and currently consists of the following.

## THE ACCOMMODATION

### FRONT PORCH

Of UPVC construction and with tiled flooring.

## RECEPTION HALL

With fully glazed entrance door, staircase to the first floor accommodation, radiator.



### FRONT RECEPTION ROOM/POSSIBLE BEDROOM 4

14' 5" x 9' 7" (4.39m x 2.92m). With radiator, gas wall heater, fitted shelving.





## FRONT RECEPTION ROOM 2

14' 6" x 12' 5" (4.42m x 3.78m). With a modern tiled fireplace with Real Flame gas fire, radiator.



## LIVING ROOM/FAMILY HOME

13' 9" x 12' 0" (4.19m x 3.66m). With a modern tiled fireplace with Baxi fireplace with back boiler running all domestic systems within the property, large radiator.



## KITCHEN

12' 0" x 9' 9" (3.66m x 2.97m). A traditional fitted Kitchen with a range of wall and floor units, stainless steel sink and drainer unit with mixer tap, 4 ring electric hob, eye level electric oven, plumbing and space for dishwasher, tiled flooring.



## UTILITY ROOM

18' 5" x 6' 4" (5.61m x 1.93m). With double patio doors opening onto the garden, plumbing and space for automatic washing machine and tiled flooring.



## CLOAKROOM

With low level flush w.c., pedestal wash hand basin, shaver light and point.

## FIRST FLOOR

### GALLERIED LANDING

With access to an insulated loft space.



### REAR BEDROOM 3

13' 5" x 12' 1" (5.61m x 3.68m). With radiator, double aspect windows overlooking the rear garden.



### W.C.

With low level flush w.c.

## BATHROOM

Having a 3 piece suite comprising of a panelled bath, corner shower cubicle, vanity unit with wash hand basin, radiator.



### FRONT BEDROOM 1

14' 6" x 9' 6" (4.42m x 2.90m). With radiator, double aspect windows.



### FRONT BEDROOM 2

14' 7" x 7' 9" (4.45m x 2.36m). With radiator.





## EXTERNALLY

### DETACHED GARAGE

19' 11" x 13' 1" (6.07m x 3.99m). With an up and over door, side service door and fitted work bench.



### STORE SHED

Adjoining the Garage.

### GARDEN SHED

18' 0" x 8' 0" (5.49m x 2.44m).

### GARDEN SHELTERED AREA

### GARDEN

A most delightful well maintained garden area being low maintenance and offering a large patio area along with a sizeable gravelled garden with various ornamental shrubbery and plants. For Family living it offers possibilities to re-convert back into a lawned area.



## GARDEN (SECOND IMAGE)



### VIEWS

Fine views to the rear over open country fields.

### PARKING

Side parking area with ample off street parking.



### FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A well positioned Family home with sizeable living accommodation.

## 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'.

## 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.

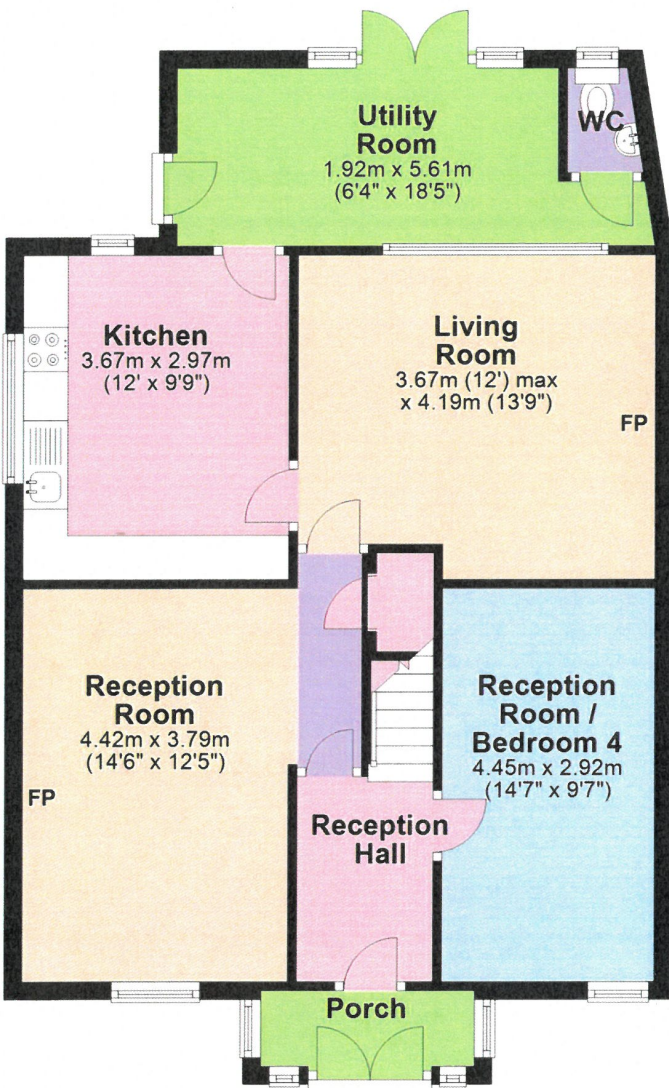
## Services

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



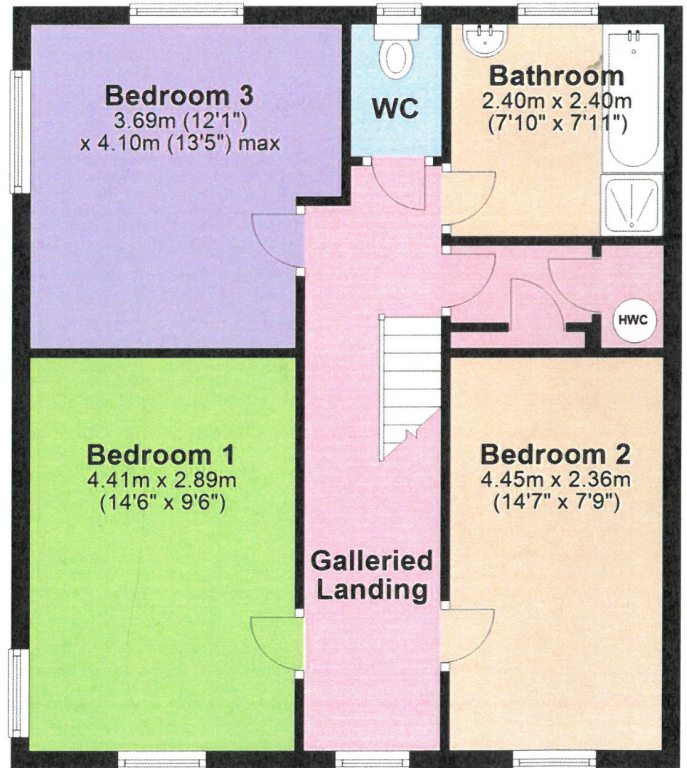
### Ground Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



### First Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



Total area: approx. 136.1 sq. metres (1464.9 sq. feet)

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

**Balfour House, Cwmann, Lampeter**

### Directions

From Lampeter take the A482 roadway. Continue up through Cwmann and just by the former Ram Inn Public House bear left and Balfour House will be the second property on your left 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](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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(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**  
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