

A modern three storied 3 bedroomed, 2 bathroomed semi detached house on a sought after development. Cwmann, Lampeter, West Wales



34b Cwrt Deri, Cwmann, Lampeter, Carmarthenshire. SA48 8EJ.

£189,950

REF: R/5114/LD

*** No onward chain *** A modern and well presented semi detached house *** Three storied 3 bedroomed, 2 bathroomed accommodation *** Well appointed and highly insulative property *** Sought after cul-de-sac location *** Perfectly suiting 1st Time Buyers or Family Occupiers *** Stylish and modern kitchen and bathroom *** Mains gas central heating, double glazing and privately owned solar panels

*** Block paved driveway with ample parking *** Low maintenance lawned rear garden

*** Great location within a sought after residential development *** Convenient location within the Village of Cwmann *** Within walking distance to Ysgol Carreg Hirfaen School *** 1 mile from the Town of Lampeter *** Viewings highly recommended - Contact us today to view



LAMPETER
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Ceredigion, SA48 7DT
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Ceredigion, SA46 0AS
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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LOCATION

Well situated within a popular cul-de-sac in the Community Village of Cwmann having a Primary School and only 1 mile from the University Town of Lampeter offering excellent range of facilities including Primary and Secondary Schooling, Leisure Centre, good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus. Cwmann is within easy travelling distance to the Administrative Centre and County Town of Carmarthen, to the South, the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, and the Ceredigion Heritage Coastline, to the West.

GENERAL DESCRIPTION

A highly sought after 3 bedroomed, 2 bathroomed semi detached house located in the popular cul-de-sac of Cwrt Deri. The property offers modern accommodation split over three floors. It benefits from mains gas central heating, double glazing and privately owned solar panels.

To the rear it enjoys low maintenance grounds and to the front lies a parking area.

THE ACCOMMODATION

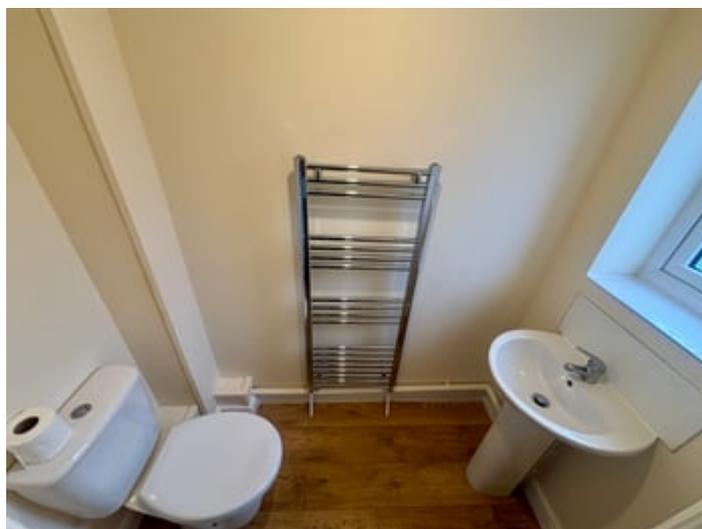
The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door, laminate flooring.

CLOAKROOM

With low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



KITCHEN

14' 9" x 6' 8" (4.50m x 2.03m). A stylish fully fitted Shaker style kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated electric oven, 4 ring hob with extractor hood over, space for upright fridge/freezer, laminate flooring and a dining area.



KITCHEN (SECOND IMAGE)



LIVING AREA

14' 9" x 14' 9" (4.50m x 4.50m). With patio doors opening

onto the rear garden area, staircase to the first floor accommodation with understairs storage cupboard laminate flooring, spot lighting.



LIVING AREA (SECOND IMAGE)



FIRST FLOOR

LANDING

Leading to



REAR BEDROOM 3

9' 5" x 8' 3" (2.87m x 2.51m). With radiator.



BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., double door vanity unit with wash hand basin, chrome heated towel rail, extractor fan.



FRONT BEDROOM 2

15' 1" x 8' 9" (4.60m x 2.67m). With radiator.



SECOND FLOOR

PRINCIPLE BEDROOM 1

16' 8" x 15' 2" (5.08m x 4.62m) into dormer. With radiator, large undereaves storage.



BEDROOM 1 (SECOND IMAGE)



EN-SUITE TO BEDROOM 1

Having a modern suite comprising of a corner shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, Velux roof window, extractor fan.



EXTERNALLY

REAR GARDEN

To the rear of the property lies a low maintenance lawned garden area being fenced to either side and backing onto open country fields. It also benefits from a small patio area. It is private and not overlooked and easily accessible.



REAR GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A block paved driveway to the front of the property with parking for 2/3 vehicles.



FRONT OF PROPERTY



REAR OF PROPERTY



REAR OF PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

A sought after 3 bedroomed, 2 bathroomed semi detached property in a convenient location.

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 Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

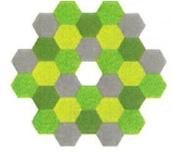
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

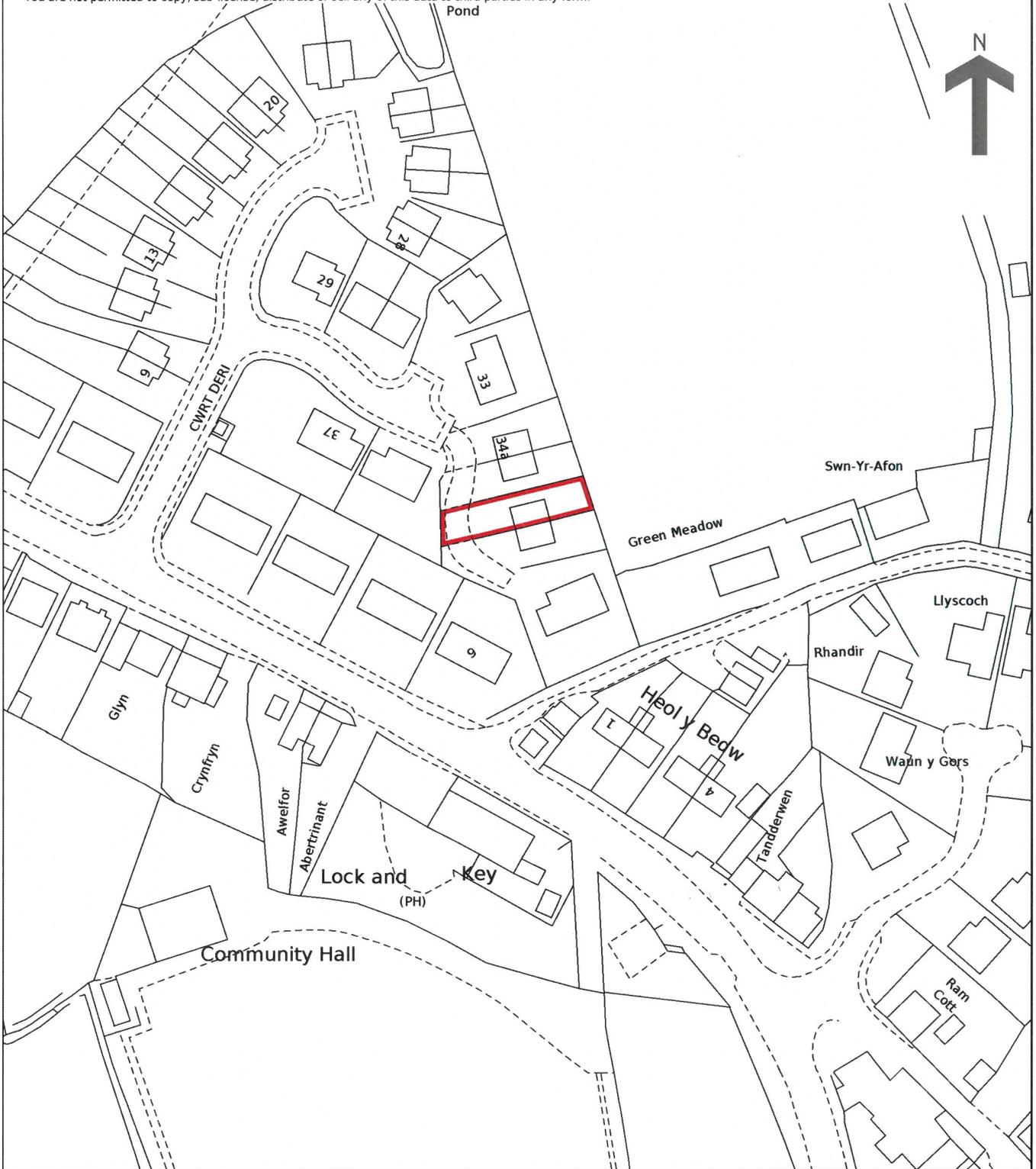
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM742599**
Ordnance Survey map reference **SN5846NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas
Central. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (86)

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 A485 road to the Village of Cwmann. Proceed up the hill and the entrance to Cwrt Deri will be found on your left hand side. As you enter the estate turn immediately right and for continue 200 yards. Number 34 will be 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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