

*A splendid country Cottage/Bungalow with 2 bedroomed accommodation and delightful gardens.  
Near Lampeter, West Wales*



**Y Bryn, Parc Y Rhos, Cwmann, Lampeter, Carmarthenshire. SA48 8DZ.**

**£225,000**

**REF: R/4020/LD**

\*\*\* No onward chain \*\*\* A splendid country cottage \*\*\* Refurbished 2 bedroomed accommodation \*\*\*  
New Conservatory, modern Kitchen and Bathroom \*\*\* Oil fired central heating, double glazing and Broadband  
available

\*\*\* Off street parking \*\*\* A well designed private garden - Various flower and shrub beds with mature hedge  
boundaries \*\*\* Delightful patio area opening from the Conservatory \*\*\* Enjoying fine country views

\*\*\* Sought after position - Outskirts of Cwmann, near Lampeter \*\*\* Rural but convenient \*\*\* Contact us  
today to view \*\*\* Suiting a range of Buyers \*\*\* Good level access living \*\*\* Accommodation on one level  
\*\*\*



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## LOCATION

The subject property is located in the small rural Hamlet of Parc Y Rhos, 2 miles from the University Town of Lampeter which offers a good range of local amenities in the heart of the unspoilt Teifi Valley, just 13 miles inland from the Ceredigion Heritage Coastline and the Georgian Harbour Town of Aberaeron, 20 or so miles North from the West Wales Administrative Centre and County Town of Carmarthen. The property enjoys a delightful outlook over the surrounding countryside and enjoys a semi rural position.

## GENERAL DESCRIPTION

Y Bryn is a recently refurbished 2 bedroomed cottage with generous accommodation along with a newly constructed UPVC Conservatory enjoying views over the recently landscaped gardens with level lawned areas and various flower and shrub beds. To the front is a parking area with parking for up to two vehicles.

The property benefits from UPVC double glazing and oil fired central heating. In all in good order and enjoying a rural position.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## REAR ENTRANCE PORCH



Accessed via an Oak entrance door, large picture window overlooking the garden area, Worcester oil fired central heating boiler, plumbing and space for automatic washing machine.

## LIVING ROOM



14'7" x 9'10". With UPVC entrance door to the Conservatory, feature brick fireplace, Velux roof window, T.V. point, radiator.

## CONSERVATORY



12' x 8'. Of UPVC construction, enjoying views over the landscaped garden.

## INNER HALLWAY

Leading to

## SHOWER ROOM



A modern suite comprising of a glazed shower cubicle with mains fed shower, pedestal wash hand basin, low level flush w.c., Velux roof window, extractor fan, chrome heated towel rail.

## KITCHEN



15'10" x 8'1". A recently modernised cottage style Kitchen with a range of two tone wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, original beamed ceiling, two windows to the front, former open fireplace.

## KITCHEN (SECOND IMAGE)



## KITCHEN (THIRD IMAGE)



**DINING ROOM/BEDROOM 2**

11'7" x 8'3". With radiator, access to the loft space.

**BEDROOM 1**

14'8" x 10'9". With radiator, two windows to the front.

**LOFT SPACE**

13' 8" x 8' 6" (4.17m x 2.59m). Accessed via a drop down ladder from the Kitchen with radiator and window. Formerly being utilised as a Bedroom/Study.

**LOFT SPACE (SECOND IMAGE)****GARDEN (SECOND IMAGE)****GARDEN (THIRD IMAGE)****EXTERNALLY****GARDEN**

A particular feature of this delightful cottage is its recently landscaped garden area with low stone walls leading to a level lawned garden area with various flower and shrub borders and beds. The mature hedges have been well maintained and boast fantastic views over the surrounding countryside.

**GARDEN (FOURTH IMAGE)****PATIO AREA**

There also lies a newly built patio area to the side of the Conservatory providing a fantastic outdoor dining and entertaining areas, all of which being private and not overlooked.

**OFF STREET PARKING**

Valuable off street parking for two vehicles to the front of the property.

**VIEWS**

Fantastic views over the surrounding countryside.

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

A splendid country cottage, being rural, but also convenient.

**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, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

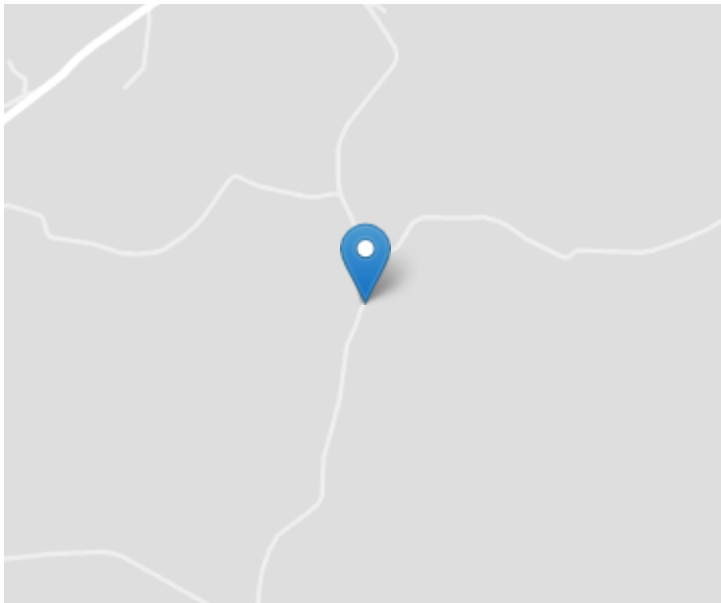
### Directions


From Lampeter take the A485 Carmarthen road. Turn right at the former Cwmann Tavern Public House. On leaving the Village of Cwmann turn left beside Cwmann Church for Parc Y Rhos. Proceed up this road for a further one mile and over the hump back bridge. The property will be the second on the 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](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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</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 :

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