

*A private and substantial 5/6 bed roomed residence set in extensive grounds of approximately 1.7 acres. Outskirts of Lampeter, West Wales*



**Pontfechan, Cwmann, Lampeter, Carmarthenshire. SA48 8DT.**

**£399,950**

**REF: R/3533/LD**

\*\*\* No onward chain \*\*\* Private yet convenient to Town \*\*\* Substantial 5/6 bed roomed detached residence \*\*\* Set in extensive grounds of around 1.7 acres \*\*\* Enjoying great views over Lampeter Town and the Teifi Valley \*\*\* The property is in need of general modernisation but provides the perfect Family home \*\*\* Built in the late 1960's and offered for sale for the first time \*\*\* A fantastic and exciting opportunity - A property with a lot to offer \*\*\* Part double glazed and mains gas warm air circulation system

\*\*\* Approached over a small bridge to a sweeping tarmacadamed driveway \*\*\* Attached garage with garden store to the rear \*\*\* Mature gardens with extensive lawned areas and an abundance of shrubbery and ornamental trees \*\*\* Magical woodland walkways running alongside a picturesque stream \*\*\* Fruit tree orchard \*\*\* Private setting with a mature hedge line

\*\*\* An unrivalled opportunity not to be missed \*\*\* Family living at its best \*\*\* Only 1 mile from the University Town of Lampeter \*\*\* Within close proximity to the brand new Ysgol Carreg Hirfaen School and also Lampeter Town amenities



**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

Pontfechan is located on the edge of the Town within the popular rural Village of Cwmann and within walking distance of Lampeter. Lampeter is located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast and 20 miles North from Carmarthen, giving access to South Wales and the M4 Motorway Network. Lampeter itself offers a wide range of amenities including the University of Wales Trinity Saint David Campus, Junior and Secondary Schooling, Leisure Centre, Hotels, Public Houses, Banks, Business and National and Local Retail facilities.

## GENERAL DESCRIPTION

Here lies an exciting and unrivalled opportunity to acquire a substantial 5/6 bedroomed detached Family residence. The property was built in the late 1960's and offers stylish and contemporary living, although is in need of general modernisation and updating. It would provide the perfect Family home and offers potential for further conversion into the attached garage or studio area (subject to consent).

The property is situated on its own extensive plot of around 1.7 acres or thereabouts with a large level lawned area to the rear, being private, not overlooked, and enjoying a streamside boundary. The garden is mature and has delightful woodland walks with a Daffodil and Bluebell wooded area.

In a stunning location yet being convenient to everyday Town living and all nearby Schools and the University. The property deserves early viewing and currently consists more particularly of the following.

## THE ACCOMMODATION

### FRONT PORCH

With front entrance door.

### RECEPTION HALL

With an open tread staircase to the first floor accommodation and a coat room leading to the attached garage.



### LIVING ROOM

13' 5" x 20' 0" (4.09m x 6.10m). With a feature stone fireplace with an inset gas fire, patio doors opening onto the rear patio and garden area.



### DINING ROOM

12' 4" x 9' 9" (3.76m x 2.97m). With parquet flooring.



### GROUND FLOOR BEDROOM 6/STUDY

8' 5" x 8' 4" (2.57m x 2.54m).





### CLOAKROOM

With low level flush w.c., wash hand basin, extractor fan.

### ATTACHED GARAGE

18' 8" x 9' 7" (5.69m x 2.92m). With an up and over door, large side picture window.

### KITCHEN

9' 8" x 9' 4" (2.95m x 2.84m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, space and plumbing for dishwasher, electric cooker point and space with extractor hood over.



### UTILITY ROOM

9' 0" x 7' 3" (2.74m x 2.21m). With a rear entrance door, plumbing and space for automatic washing machine and tumble dryer, mains gas Johnson and Starley boiler running the warm air circulation system.



### PLAY ROOM/STUDIO

12' 5" x 9' 3" (3.78m x 2.82m). With double aspect windows. Having a separate external access point but could easily be converted and re-introduced for internal access.



### FIRST FLOOR

#### GALLERIED LANDING

With a feature full length window enhancing the view point over Lampeter and the surrounding Teifi Valley, large linen cupboard with light.



**BEDROOM 5**

10' 0" x 7' 7" (3.05m x 2.31m). With built-in wardrobes.

**PRINCIPAL BEDROOM 1**

13' 4" x 13' 0" (4.06m x 3.96m). With built-in wardrobes, large picture window enjoying views over the garden.

**BEDROOM 2 (THROUGH ROOM)**

14' 5" x 12' 5" (4.39m x 3.78m). Formerly the office/studio space but could offer itself nicely as a bedroom, triple aspect windows, night storage heater. Potential for conversion through smaller bedroom 5.

**BEDROOM 3**

10' 9" x 10' 3" (3.28m x 3.12m). With built-in wardrobes, picture window with views over the rear garden.

**BEDROOM 4**

10' 9" x 9' 5" (3.28m x 2.87m). With built-in wardrobes, picture window with views over the rear garden.

**FAMILY BATHROOM**

Having a 3 piece suite comprising of a panelled bath with Triton shower over, low level flush w.c., pedestal wash hand



basin, shaver light and point, ceiling light and heater.



## **EXTERNALLY**

### **GARDEN STORE**

10' 0" x 7' 0" (3.05m x 2.13m). Of block construction and with double door access.

### **FRONT GARDEN**

The front garden is also laid to lawn with a native tree boundary to the road providing fantastic privacy.

### **GARDEN**

The property is beautifully situated within its own grounds of approximately 1.7 acres. The garden is laid mostly to the rear of the property and is level, private, being well looked after and mature.

To one side it is intersected by a small stream with delightful Bluebell woodland walks with Daffodils and Snowdrops during the Spring Season.

The garden also benefits from a BBQ area, compost area and a small Wildlife pond.

In all a great opportunity to any Prospective Purchaser and would provide the perfect Family home.







### WOODLAND WALKS



### PARKING AND DRIVEWAY

An enchanting entrance over a small bridge leading to a sweeping tarmacadamed driveway with ample parking and turning space.

### FRONT OF PROPERTY



### REAR OF PROPERTY



### 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 to be confirmed.

### MONEY LAUNDERING REGULATIONS

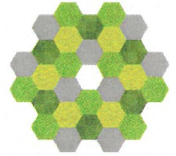
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

### Services

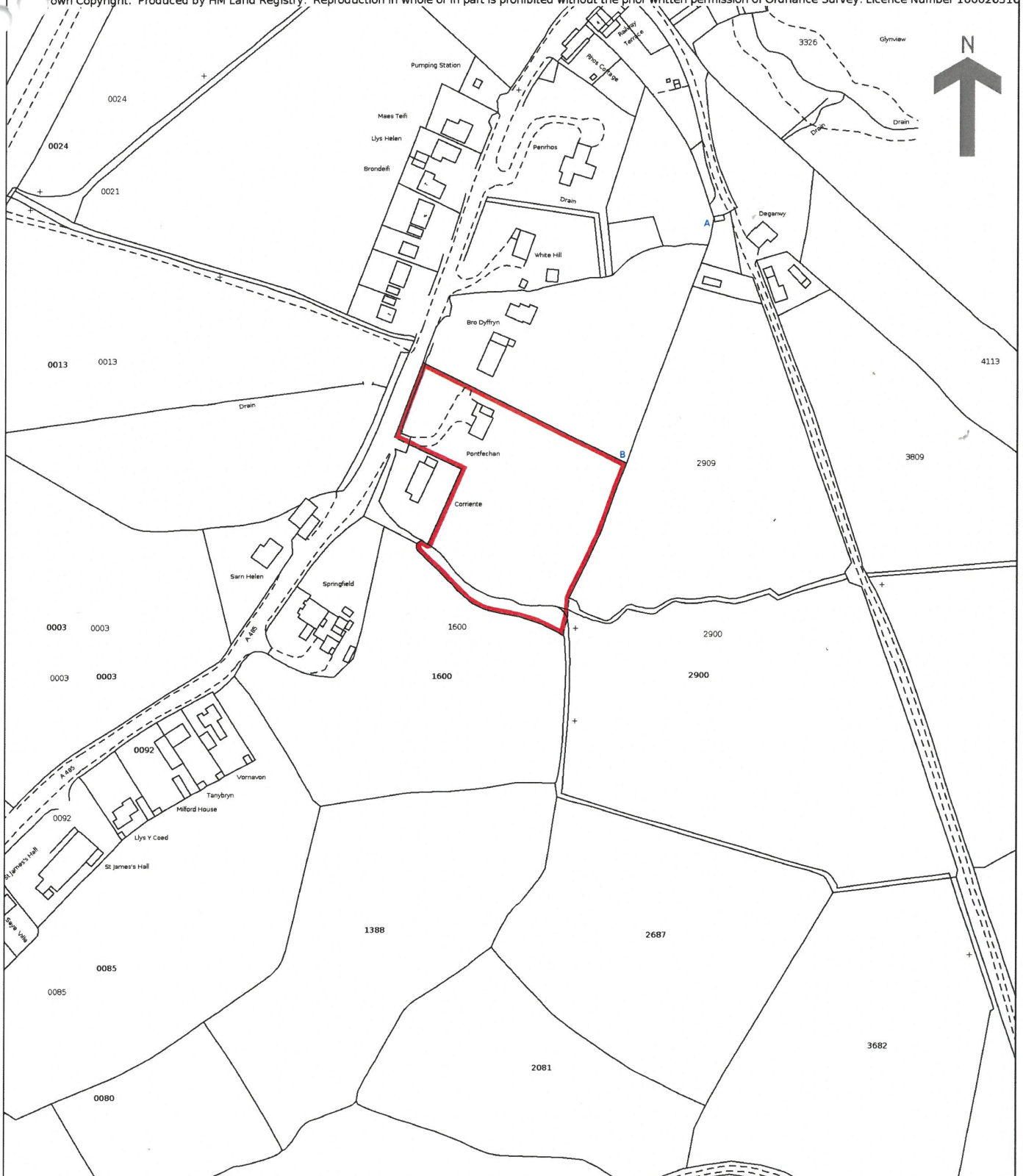
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas warm air circulation system, part double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **CYM166525**  
Ordnance Survey map reference **SN5847SW**  
Scale **1:2500 reduced from 1:1250**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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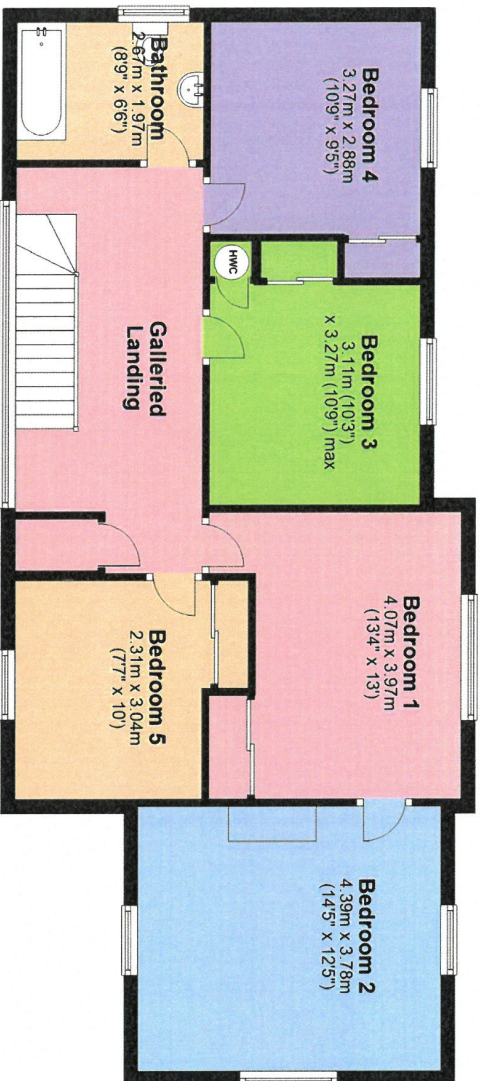




**Ground Floor**  
Approx. 117.3 sq. metres (1262.6 sq. feet)



**First Floor**  
Approx. 83.6 sq. metres (899.5 sq. feet)



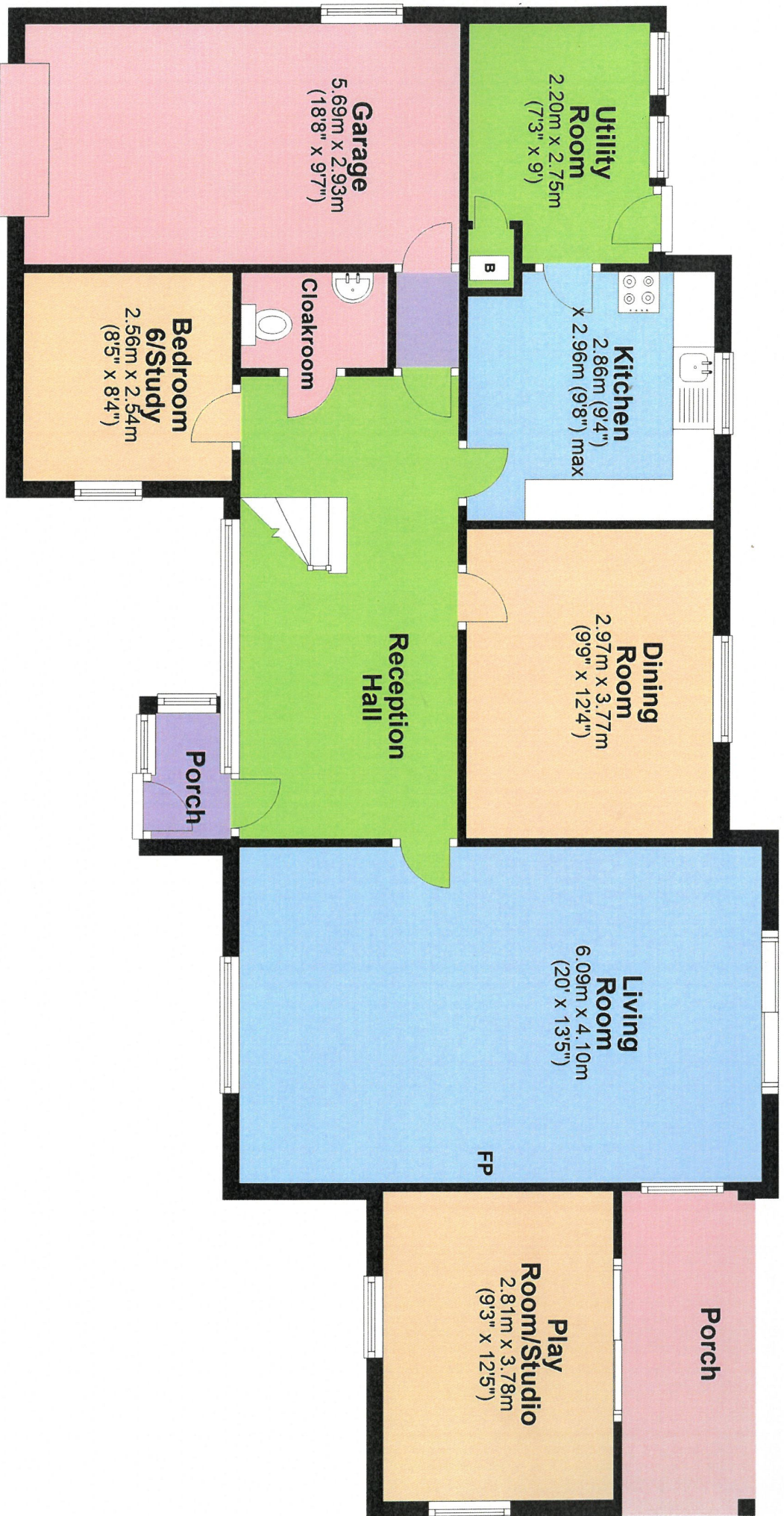
**Total area: approx. 200.9 sq. metres (2162.0 sq. feet)**

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



# Ground Floor

Approx. 117.3 sq. metres (1262.6 sq. feet)



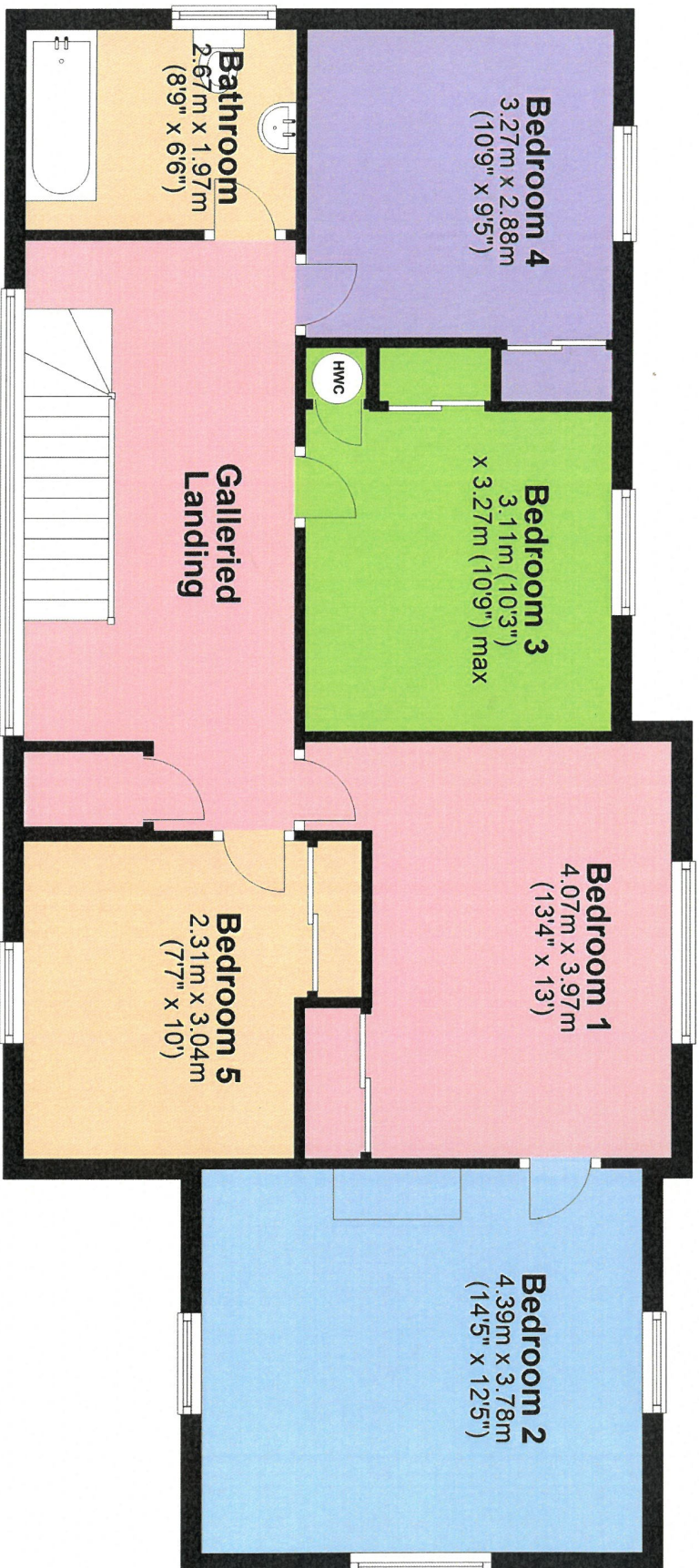
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# First Floor

Approx. 83.6 sq. metres (899.5 sq. feet)





### Directions

From our Lampeter Office take the A482 towards Cwmann. Turn right onto the A485 at the former Cwmann Tavern Public House towards Carmarthen. The property will be located on your left hand side after approximately 500 metres, as identified by the Agents 'For Sale' board. Continue over the small bridge and continue up the tarmacadamed driveway.

**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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(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**  
**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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