

A spacious convenient 2 bedroomed semi detached house with front and rear garden. Near Lampeter, West Wales



10 Heol Hathren, Cwmann, Lampeter, Carmarthenshire. SA48 8JR.

REF: R/3807/LD

£170,000

*** No onward chain *** Attention 1st Time Buyers *** Spacious 2 bedroomed accommodation - In need of general modernisation and updating *** Gas fired central heating and UPVC double glazing *** Mains water, electricity and drainage

*** Generous corner plot *** Rear garden and patio area

*** Having a convenient location - On the outskirts of the University Town of Lampeter *** In the popular Community of Cwmann *** Close to a Bus Route *** Positioned within walking distance of all Town amenities *** Commuting distance to Carmarthen, to the South, and Aberystwyth to the North *** A great opportunity



LOCATION

Well situated within the popular Residential Estate of Heol Hathren, the property is located centrally within the Village of Cwmann. Cwmann is located on the outskirts of the University and Shopping Town of Lampeter, a strategic Town in the heart of the Teifi Valley, offering an excellent range of facilities including Primary and Comprehensive Schooling, Leisure Centre, good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus. The property is also within driving distance of the larger Towns of Carmarthen to the South, Aberystwyth, to the North, and the Ceredigion Heritage Coastline at Aberaeron to the West.

GENERAL DESCRIPTION

10 Heol Hathren is a comfortable well appointed semi detached traditionally built house offering 2 bed roomed accommodation along with a well presented kitchen and bathroom.

Externally it sits on a spacious corner plot with a front and rear garden with a pathway leading from the front to the rear. The property benefits from a newly fitted mains gas central heating boiler and UPVC double glazing and being convenient to all everyday amenities.

The property in particular offers the following.

THE HOUSE

RECEPTION HALLWAY

With half glazed UPVC entrance door with side glazed windows, staircase to the first floor accommodation, radiator.

LIVING ROOM

12' 5" x 10' 9" (3.78m x 3.28m) with a pine fireplace with a

mains gas Real Flame effect fire.



DINING ROOM

8' 9" x 8' 1" (2.67m x 2.46m) with a radiator, fully glazed door opening onto the garden area.



KITCHEN

10' 4" x 9' 6" (3.15m x 2.90m) with a well appointed fitted kitchen with a range of wall and floor units with work surfaces over, single sink with mixer tap, electric oven, 4 ring gas hob, wall mounted Worcester mains gas central heating boiler (newly fitted).



UTILITY ROOM

12' 5" x 5' 3" (3.78m x 1.60m) with half glazed rear entrance door, plumbing and space for automatic washing machine.



BEDROOM 2

11' 9" x 10' 6" (3.58m x 3.20m) with radiator, built-in wardrobes, view over the rear garden.



CLOAKROOM

With W.C.

INTERNAL STORE SHED

6' 3" x 4' 8" (1.91m x 1.42m)



BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m) with a 3 piece suite with a panelled bath with shower over, low level flush W.C., pedestal wash hand basin, and radiator.



FIRST FLOOR

LANDING

BEDROOM 1

15' 7" x 10' 9" (4.75m x 3.28m) with radiator, built-in wardrobes, two windows to the front.

EXTERNALLY

REAR GARDEN

Rear garden with well kept flower and shrub borders and a small patio area.



FRONT LAWN



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

Suiting first time buyers on a generous corner plot.

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 'C'.

Services

We are informed that the property benefits from mains water, mains electricity, mains drainage, Gas fired central heating - newly fitted central heating boiler, UPVC double glazing, telephone subject to B.T. transfer regulations.

Directions

From our Lampeter Office proceed along Bridge Street for

Cwmann, passing the Coop Supermarket and Spartan Motor Factors (formerly Motor World) on your left hand side.

Proceed up the hill passing the turning for Cellan on your left hand side. Continue and turn left into Heol Hathren.

Continue into the Estate. The property will then be located 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'.

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