

*A deceptively spacious 3 bedroomed end of terrace cottage with garden, garage and parking.
Cwmann, near Lampeter, West Wales*



Arfryn, 4 New York Terrace, Cwmann, Lampeter, Carmarthenshire. SA48
8EW.

£177,500

REF: R/3778/LD

*** No onward chain *** A deceptively spacious well presented 3 bedroomed end of terrace cottage *** Brand new modern kitchen *** Mains gas central heating, UPVC double glazing and Telecom and Broadband connectivity

*** Useful detached garage, two sheds and a car port *** Off street gated parking *** Larger than average garden with a level lawned area *** Established vegetable beds with traditional stone potting shed *** Rear garden backing onto open country fields

*** Less than a mile to Lampeter Town Centre and a short walk to Ysgol Carreg Hirfaen Primary School *** Commuting distance to the Towns of Carmarthen, Aberaeron and Aberystwyth *** Contact us today to view *** Prepare to be impressed
- A sought after Village residence



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

Cwmann is located in the Teifi Valley on the outskirts of the University Town of Lampeter and is within walking distance of a wide range of amenities. The property is located in a convenient Village terrace and has a pleasant setting with a rural rear aspect.

GENERAL DESCRIPTION

Arfryn is a deceptively spacious 3 bed roomed end of terrace cottage being well presented and benefiting from a brand new modern fitted kitchen.

Externally it sits on an extensive plot with the benefit of side gated parking, car port, garage and tool shed. To the rear lies a larger than average garden with stone walled boundary, with a level lawn and established vegetable beds.

In all a highly appealing property suiting a range of Buyers, from 1st Time Buyers, to Family Occupiers, and enjoys a convenient position being close to Lampeter Town and Primary School. The property in particular offers the following.

THE ACCOMMODATION

RECEPTION HALL

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

FRONT RECEPTION ROOM/POSSIBLE BEDROOM 4



12' 3" x 8' 7" (3.73m x 2.62m). With modern tiled fireplace, radiator.

LIVING ROOM



13' 6" x 12' 6" (4.11m x 3.81m). With Baxi fire with back boiler, fire surround, built-in T.V. stand and alcove shelving unit, understairs storage cupboard.

KITCHEN



10' 5" x 10' 2" (3.17m x 3.10m). A brand new Shaker style fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring hob with extractor hood over, space for under counter fridge/freezer, radiator.

KITCHEN (SECOND IMAGE)



REAR HALL

With UPVC rear entrance door to the garden and garage.

FAMILY BATHROOM



Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, vanity cupboard, radiator.

FIRST FLOOR

LANDING

With airing cupboard housing the hot water cylinder and immersion.

REAR BEDROOM 2



10' 6" x 9' 9" (3.20m x 2.97m). With built-in wardrobes and chest of drawers, view over the rear garden, radiator.

FRONT BEDROOM 1

11' 4" x 9' 10" (3.45m x 3.00m). With built-in wrap around wardrobes and chest of drawers, radiator.

FRONT BEDROOM 3

8' 0" x 7' 0" (2.44m x 2.13m). With radiator.

EXTERNALLY**GARAGE**

20' 6" x 14' 0" (6.25m x 4.27m). With an up and over door, side service door, fitted work bench and electricity connected.

REAR TOOL SHED

12' 2" x 6' 8" (3.71m x 2.03m). With double entrance door and electricity connected.

CAR PORT

GARDEN



The property enjoys a larger than average garden, being well kept and maintained by the current Owners, and enjoying a stone walled boundary, being level, with a lawned area and an established vegetable growing bed offering great potential for self sufficiency or as a Family garden area.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA

An extensive paved patio area.

STONE POTTING SHED

4' 4" x 3' 3" (1.32m x 0.99m).

VIEWS TO THE REAR



Fantastic rural views to the rear.

PARKING AND DRIVEWAY



A gated side parking area with parking for up to 2/3 vehicles.

FRONT 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 - 'D'.

MONEY LAUNDERING REGULATIONS

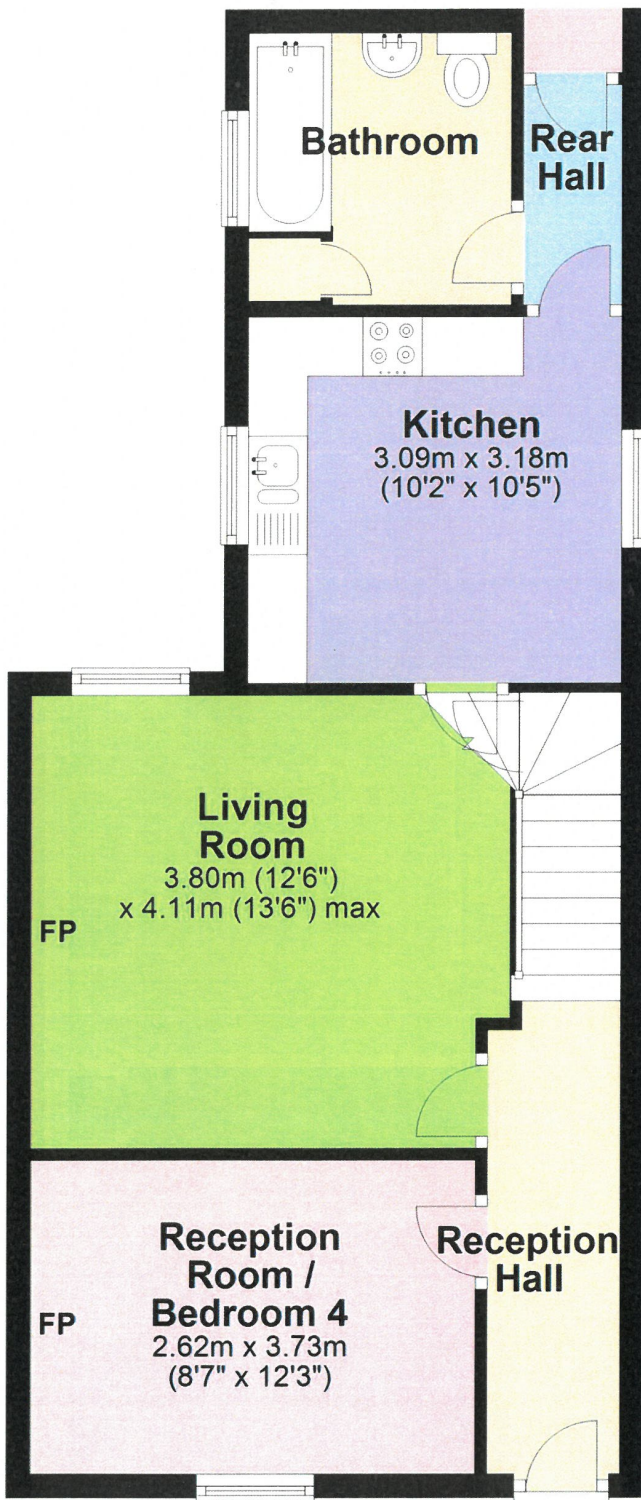
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

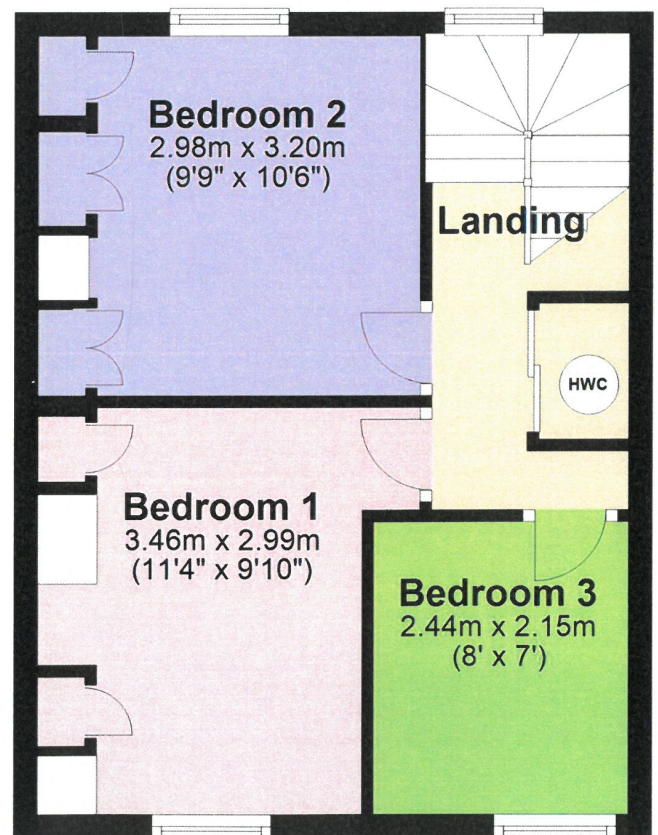
Ground Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 83.0 sq. metres (893.3 sq. feet)

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

Aryfyn, 4 New York Terrace, Cwmann

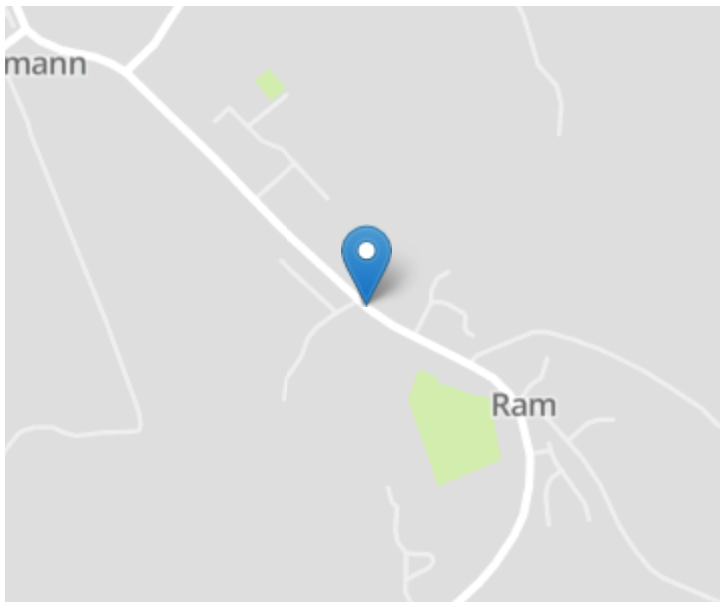
Directions


From Lampeter take the A482 South along Bridge Street into Cwmann. Continue along the main road into Cwmann Village, continuing up the hill. After passing Nant Y Glyn on your left hand side the road narrows and there is a terrace of houses just past the former kiosk on the left hand side. Arfryn is the fourth property in the row in New York Terrace, 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			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

<http://www.morgananddavies.co.uk>



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