

A highly appealing 4 bedroomed detached house in a pleasant position. Cwmann, near Lampeter, West Wales



Pencrug, 51 Heol Hathren, Cwmann, Lampeter, Carmarthenshire. SA48 8JR.

£330,000

REF: R/3850/LD ... Offers in the region of

*** A highly appealing and sought after detached residence *** Spacious 4 bedroomed accommodation ***
Integral garage and tarmacadamed driveway *** Mains gas central heating, UPVC double glazing and good
Broadband connectivity *** Oak kitchen and separate prep/utility room

*** Private enclosed lawned rear garden *** Enjoying far reaching views over Lampeter and the surrounding
Teifi Valley

*** Within walking distance to the local Primary School at Carreg Hirfaen *** Level walking distance to the
University Town of Lampeter and all of its amenities *** The perfect home - Room for the whole Family ***
Contact us today to view



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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

Morgan & Davies are proud to offer for sale this spacious and well presented detached residence offering comfortable 4 bedroomed accommodation whilst benefiting from mains gas central heating, double glazing and an integral garage.

The property sits on a sizeable plot with a front and rear garden, being private and not overlooked, and enjoying far reaching views.

THE ACCOMMODATION

The property in particular offers the following.

FRONT ENTRANCE PORCH

With UPVC front entrance door.

RECEPTION HALL

With staircase to the first floor accommodation with understairs storage cupboard, radiator.



W.C.

A half tiled suite with a low level flush w.c., wash hand basin, radiator.

LIVING ROOM

17' 7" x 12' 8" (5.36m x 3.86m). With a brick open fireplace (currently capped) with a wrap around brick entertainment unit, radiator.



KITCHEN/DINER

20' 0" x 10' 7" (6.10m x 3.23m). An Oak fitted kitchen with a range of wall and floor units with breakfast bar, 1 1/2 sink and drainer unit, electric/gas cooker point with extractor hood over, space for under counter fridge.



DINING AREA

With radiator and patio doors to the garden.



UTILITY ROOM/PREP KITCHEN

10' 0" x 7' 0" (3.05m x 2.13m). With fitted units with a stainless steel sink and drainer unit, preparation counter, electric/gas cooker point with extractor hood over, UPVC rear entrance door.



INTEGRAL GARAGE

17' 10" x 10' 6" (5.44m x 3.20m). With an up and over door, housing the Ideal mains gas combi boiler running all domestic systems within the property.

FIRST FLOOR

GALLERIED LANDING

With airing cupboard and separate access to the loft space.

REAR BEDROOM 4

7' 8" x 7' 8" (2.34m x 2.34m). With radiator, views over the rear garden and Lampeter Town beyond.



REAR BEDROOM 3

12' 6" x 7' 9" (3.81m x 2.36m). With radiator, views over the rear garden and Lampeter Town beyond.



BATHROOM

Having a pleasant 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



FRONT BEDROOM 2

10' 7" x 9' 2" (3.23m x 2.79m). With radiator.



FRONT BEDROOM 1

13' 5" x 10' 1" (4.09m x 3.07m). With radiator.



EXTERNALLY

GARDEN

The property enjoys a private garden to the rear with a mature hedge boundary and laid to level lawn. The garden also boasts a large patio area and a side Pedestrian gate to the parking area.

REAR GARDEN



REAR GARDEN (SECOND IMAGE)



PATIO AREA



FRONT GARDEN



VARIOUS GARDEN SHEDS



FRONT OF PROPERTY



REAR OF PROPERTY



PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with parking for two vehicles.

AGENT'S COMMENTS

A perfect Family home in a convenient and popular location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

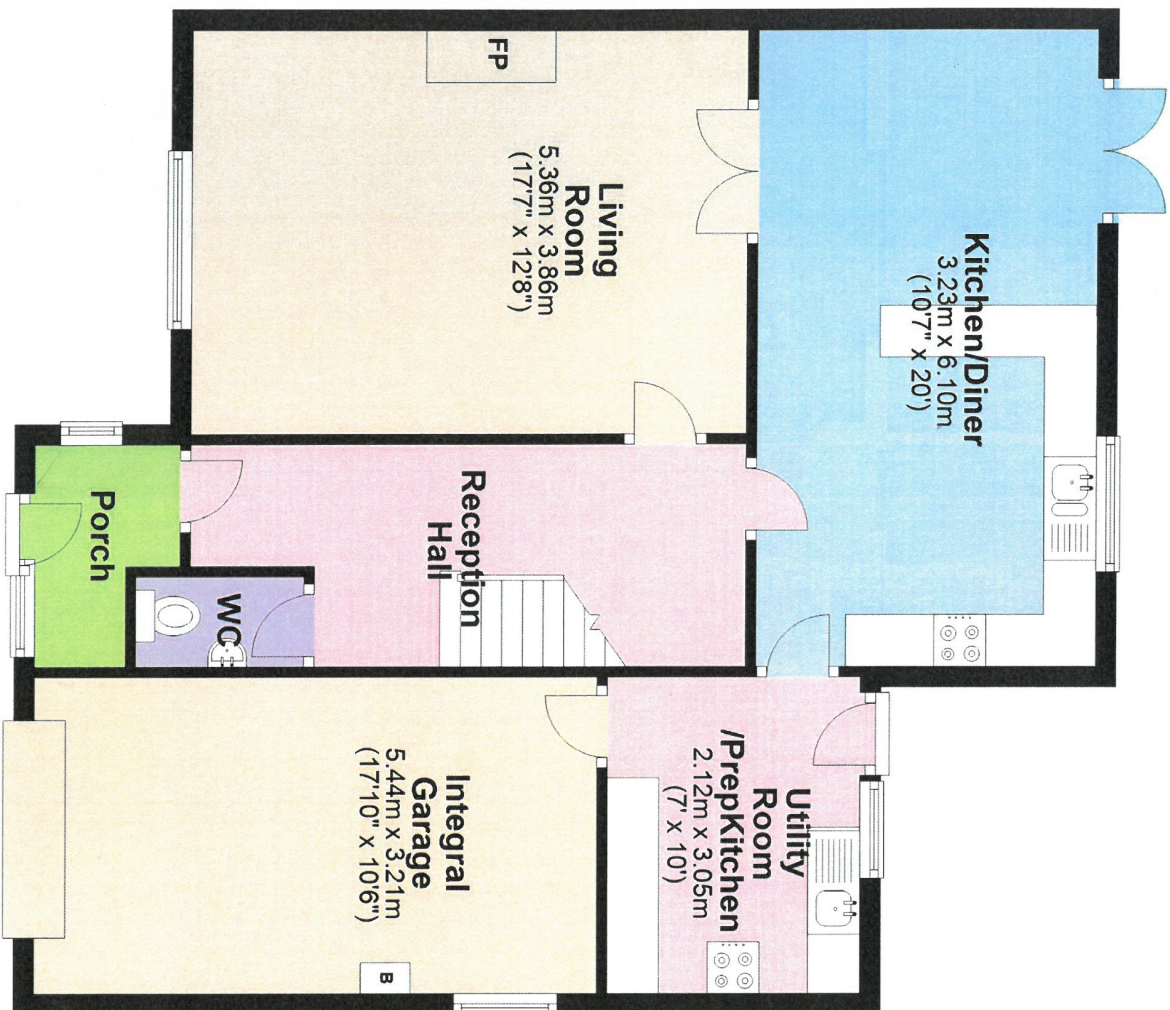
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)

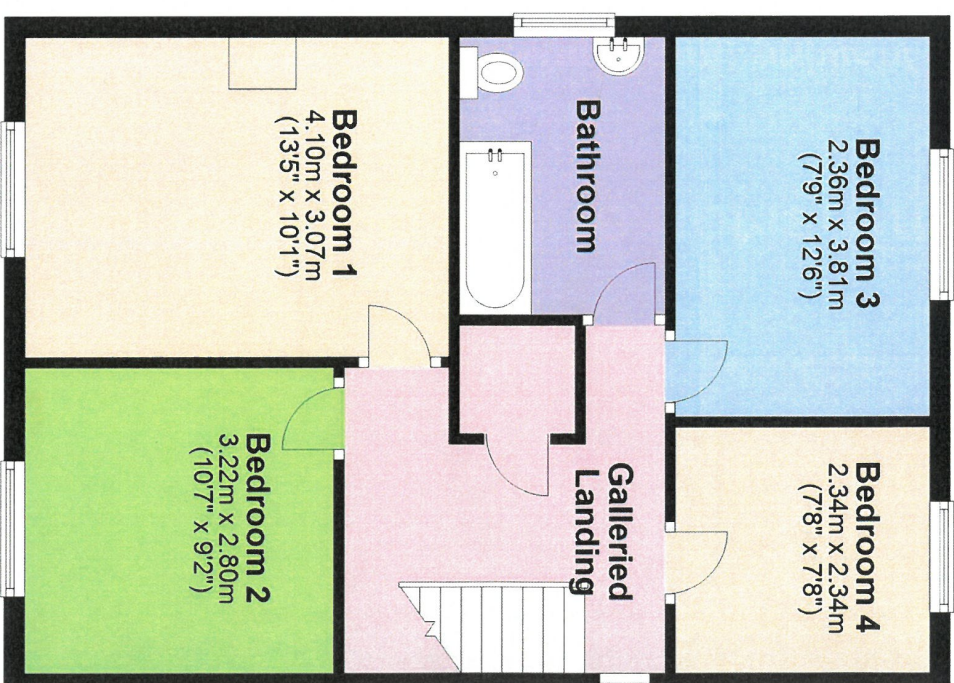


Total area: approx. 132.9 sq. metres (1431.0 sq. feet)

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

First Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



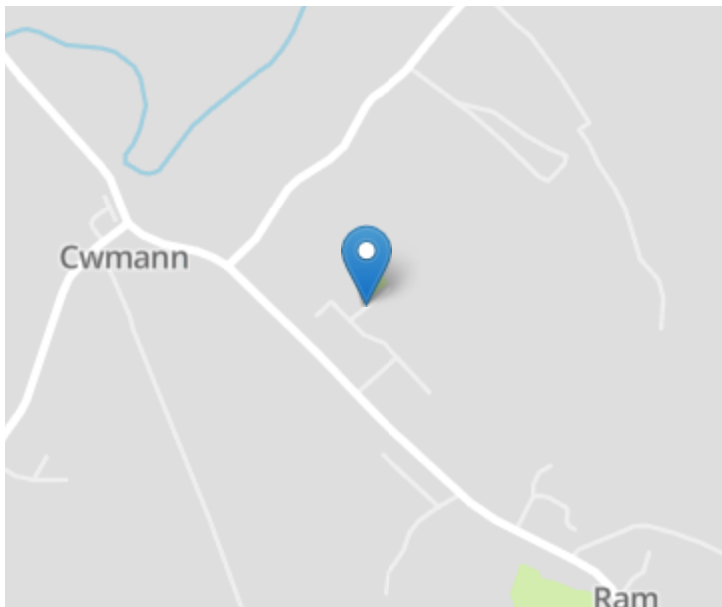
Directions

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 through the Estate bearing left and continue for a further 200 yards and take the next right hand turning. The property will then be located on your left hand side.

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (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 :

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