

A deceptive, well presented 3 bedroomed mid terraced cottage with rear garden, garage and parking, Cwmann, 1 Mile from Lampeter, West Wales.



16 Treherbert Street Cwmann, Lampeter, Carmarthenshire. SA48 8EP.

£185,000

REF: R/4038/LD

*** No onward chain *** Deceptive, well presented mid terraced cottage *** Traditional 3 bedroomed accommodation *** Recently upgraded kitchen and bathroom *** Mains gas fired central heating and double glazing *** Good broadband connectivity *** Low maintenance enclosed rear garden being terraced and laid to lawn *** Useful detached garage/workshop *** Lean-to greenhouse *** Off street parking for one vehicle to the rear and ample on street parking to the front ***

***Within walking distance to Lampeter town centre and convenient to all its amenities *** Short walk to the nearby super School of Carreg Hirfaen *** A property deserving early viewing and suiting first time buyers, family occupiers or investment purchasers *** Contact us to view today !!



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LOCATION

The property is positioned in the rural community of Cwmann with Primary School. Public House, Places of Worship only 1 mile distant from the University town of Lampeter offering a good range of shopping and regional facilities, including the Trinity St David University Campus.

GENERAL DESCRIPTION

A deceptive mid terraced cottage offering 3 double bedroomed accommodation whilst boasting a modern fully fitted 'Shaker style' kitchen, with modern bathroom and recently fitted LPG combi boiler.

To the rear it benefits from a low maintenance patio an lawned garden, and a detached garage with up and over door and rear parking area. The property reflects a good family home, being well presented and currently consisting more particularly as follows:-

THE ACCOMMODATION

The accommodation at present offers more particularly the following:-

KITCHEN

15'6 x 8'7 with 'Shaker sty'e' fitted kitchen with range of wall and floor units with worksurfaces over. Sunken stainless steel sink and drainer unit, gas oven and grill. 6 ring gas hob with extractor hood over. Plumbing for washing machine. Integrated upright fridge and freezer.



LIVING ROOM

20'8 x 11'7 formerly being two separate rooms now offering a comfortable family room.

Electric fire with decorative surround, 2 radiators, downstairs storage cupboard.



CONSERVATORY

15'5 x 6'4 of UPVC construction. Tiled floor. Door opening onto rear patio and garden.



SEPARATE W.C.

With low level flush w. c.

FIRST FLOOR

LANDING

With access to loft space.

FRONT BEDROOM 3

9'2 x 7'3 with radiator.



FRONT BEDROOM 2

12'4 x 7'5 with radiator. Fitted wardrobes.



REAR BEDROOM 1

19'6 x 8'8 extended and now offering a double sized bedroom with dressing area. Radiator and fitted wardrobes.



BATHROOM

With quality 4 piece suite with panelled bath, low level flush wc. Shower cubicle, vanity unit with wash hand basin. Radiator. Airing cupboard housing the 'Vaillant' gas combi boiler.



EXTERNALLY

GARAGE

22' x 12'4 with up and over door. Rear service door and electricity connected.

GARDEN

Low maintenance enclosed garden area being terraced with patio and lawned area. Pedestrian access to the rear parking area.



PARKING

Parking for one vehicle to the rear of the property and ample on street parking to the front.



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 - C

MONEY LAUNDERING REGULATIONS

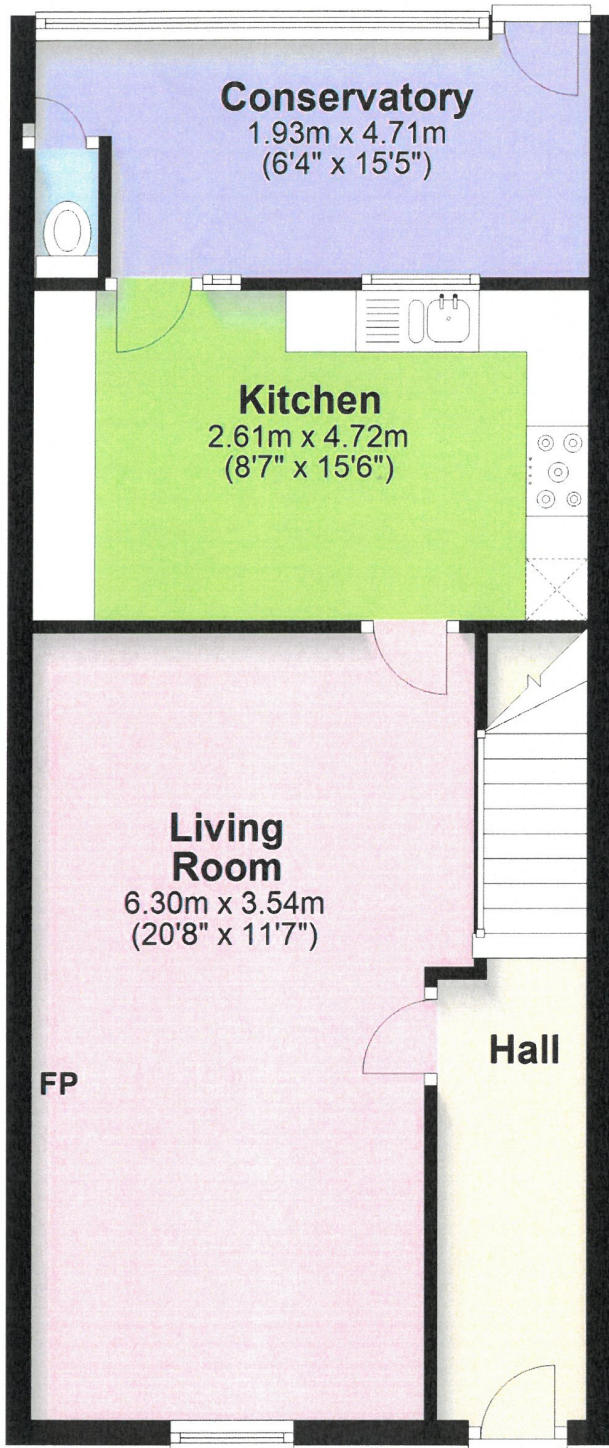
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

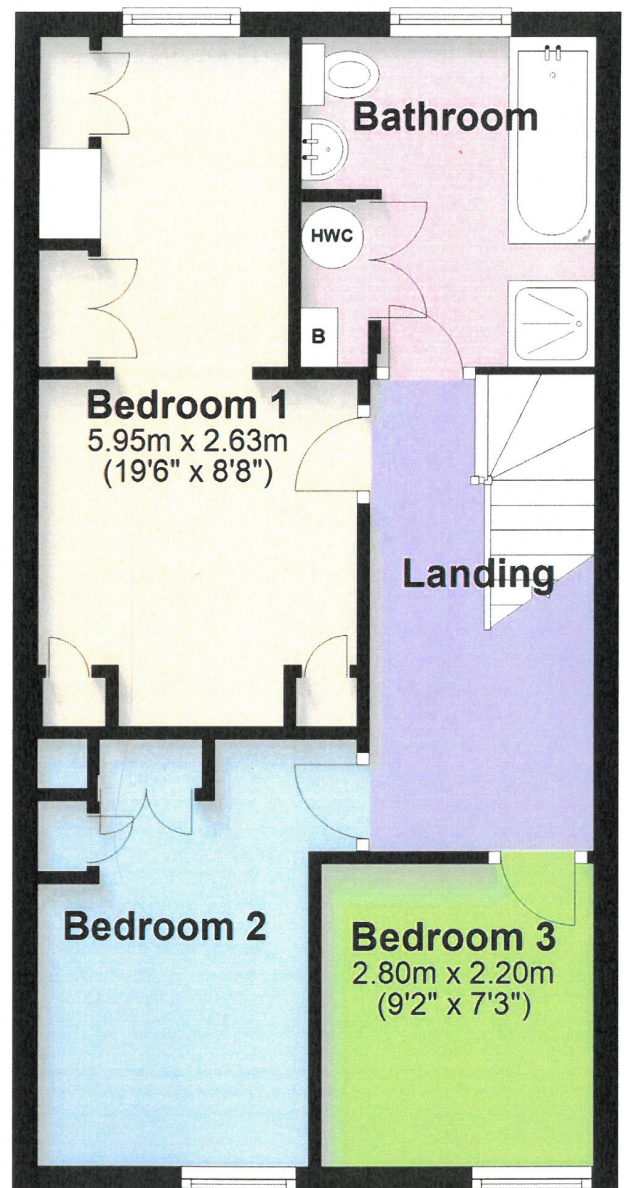
Ground Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 92.0 sq. metres (989.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

16 Treherbert Street, Cwmann, Lampter

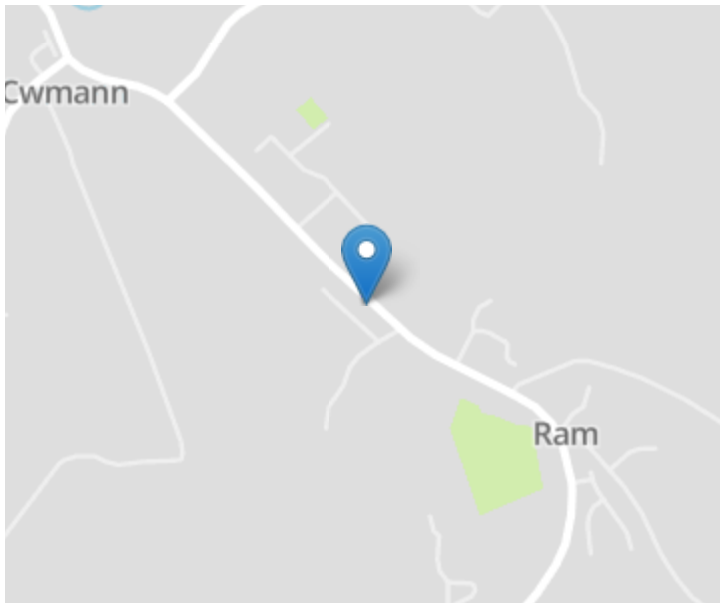
Directions


From Lampeter proceed along the A482 eastbound for approximately 1 mile to the village of Cwmann. To the right hand side there will be a row of terraced houses signposted Treherbert Street. The property will be located thereafter on your 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

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+)	A		
(81-91)	B		88
(69-80)	C	74	
(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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