

*A delightful and charming 2/3 bedroomed cottage with deceptive grounds, garage and parking.  
Cwmann, Lampeter West Wales*



**Ram Cottage, Cwmann, Lampeter, Carmarthenshire. SA48 8ES.**

**£285,000**

**REF: R/4207/LD**

\*\*\* A delightful and charming traditional cottage \*\*\* Character and refurbished 2/3 bedroomed accommodation \*\*\* Newly decorated and carpeted throughout \*\*\* Open plan kitchen/diner - Recently painted kitchen \*\*\* Newly fitted windows and doors \*\*\* New central heating \*\*\* A well presented home in a popular Village location

\*\*\* Deceptive and generous grounds split into two gardens \*\*\* Private former vegetable garden and level lawned areas \*\*\* Detached garage/workshop and further garden stores \*\*\* Off street parking for two vehicles

\*\*\* Short walking distance to Ysgol Carreg Hirfaen \*\*\* 1 mile from Lampeter Town Centre with a good range of amenities \*\*\* A country cottage with the convenience of edge of Town living \*\*\* Nicely appointed property offering convenience and a low maintenance home \*\*\* Contact us today to view



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## LOCATION

The property lies only 1 mile and within walking distance to the University Town of Lampeter offering a wide range of Shopping, Schooling and Administrative facilities together with the University of Wales Trinity Saint David Campus. The property is also a short walk from Ysgol Carreg Hirfaen School.

## GENERAL DESCRIPTION

A delightful character cottage enjoying a convenient position within the Village Community of Cwmann. The property has undergone refurbishment in recent times and now offers delightful 2/3 bedroomed accommodation. It has been recently re-carpeted and decorated throughout and offers a lovely home.

Externally it enjoys a large garden are split into two with a former vegetable garden and orchard along with a level lawned area, both being private and level. The garage offers further outdoor space along with garden stores and off street parking.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With a recently fitted UPVC front entrance door, tiled flooring.

### CLOAKROOM

With low level flush w.c., pedestal wash hand basin, tiled flooring.



### KITCHEN/DINER

22' 2" x 11' 8" (6.76m x 3.56m). A cottage style recently painted Kitchen with a range of wall and floor units with work surfaces over, stainless steel circular sink and wash hand basin, electric cooker point and space, plumbing and space for automatic washing machine, under counter fridge, large pantry cupboard, tiled flooring.



**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****KITCHEN/DINER (FOURTH IMAGE)****DINING AREA**

With a feature wall, radiator, staircase to the first floor accommodation, engineered oak flooring, patio doors opening onto the garden area.

**LIVING ROOM**

18' 0" x 12' 0" (5.49m x 3.66m). An impressive painted stone open fireplace with a wood burner stove on a tiled hearth, feature beamed ceiling, radiator, two windows to the front, archway opening onto the Study/Bedroom 3.

**LIVING ROOM (SECOND IMAGE)****STUDY/BEDROOM 3**

12' 0" x 6' 0" (3.66m x 1.83m). With fitted Oak book shelves, double aspect windows, sliding doors.



## FIRST FLOOR

### LANDING

With a large walk-in under eaves storage cupboard.



### BATHROOM

Having a 4 piece suite comprising of a panelled bath, shower cubicle with curtain, low level flush w.c., pedestal wash hand basin, radiator, access to the loft space, linen cupboard.



### BEDROOM 1

14' 3" x 12' 4" (4.34m x 3.76m). With radiator, exposed painted 'A' framed beams.



### BEDROOM 2

12' 2" x 9' 6" (3.71m x 2.90m). With radiator, exposed painted 'A' framed beams, double aspect windows.



## EXTERNALLY

### DETACHED GARAGE

20' 0" x 10' 0" (6.10m x 3.05m). With up and over door, power and lighting.

### OUTHOUSES

Comprising of

### GARDEN STORE

13' 2" x 7' 7" (4.01m x 2.31m).

### WORKSHOP

13' 2" x 9' 0" (4.01m x 2.74m).

## GARDEN

A particular feature of this delightful and traditional cottage is its generous grounds laid mostly to level lawned areas with a mature hedge boundary which lies directly to the rear of the property and behind the garage lies the second garden with a small fruit orchard and a former vegetable garden, all of which being private, secure and enclosed.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



## PARKING AND DRIVEWAY

There does lie a driveway to the front of the garage with parking for two vehicles.

## FRONT OF PROPERTY



REAR OF PROPERTY



## AGENT'S COMMENTS

A delightful cottage in a popular Village position.

## 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 - 'E'.

## **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, newly fitted UPVC double glazing, updated electrics, updated plumbing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

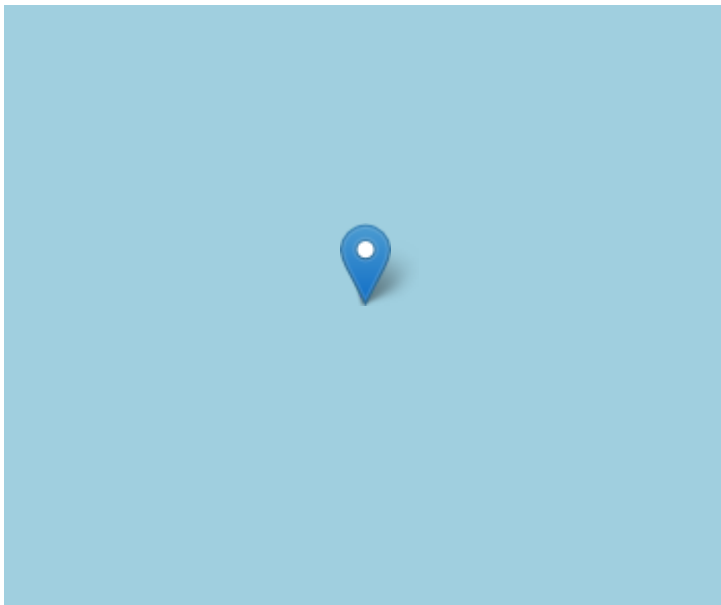
### Directions


From Lampeter take the A482 roadway. Continue up through Cwmann and just by the former Ram Inn Public House bear left and Ram Cottage will be the first property 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](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'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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 :

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