

*A well positioned modernised Family home. A 3 bedroomed semi detached house with extensive front and rear gardens and separate parking area. Cwmann, near Lampeter, West Wales*



**3 Heol Y Fedw Cwmann, Lampeter, Carmarthenshire. SA48 8HP.**

**£227,500**

**REF: R/3953/LD**

\*\*\* A well positioned and modernised semi detached house \*\*\* Perfect Family home with 3 bedroomed accommodation \*\*\*  
Newly fitted bathroom and separate wet room \*\*\* Fully refurbished throughout - Now providing a modern Family home \*\*\*  
Mains gas fired central heating, UPVC upgraded double glazing and Super Fast Fibre Broadband

\*\*\* Extensive plot with level lawned front and rear gardens \*\*\* Various outhouses \*\*\* Private patio and jacuzzi \*\*\*  
Parking area with parking for four vehicles

\*\*\* Convenient and popular Village position - Close to Carreg Hirfaen Primary School \*\*\* 1 mile from Lampeter - Within  
walking distance to all Town amenities \*\*\* Great potential - Viewing highly recommended \*\*\* Highly sought after property  
and location



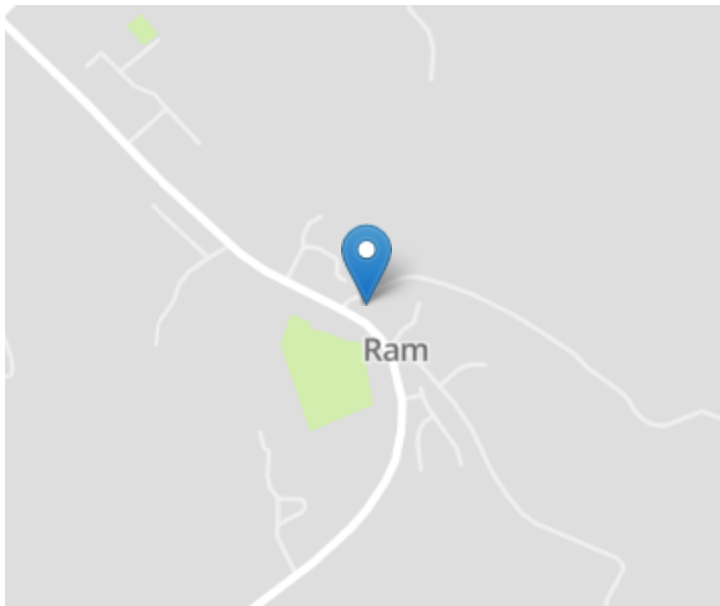
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## LOCATION

The property is well positioned in the edge of the popular Village of Cwmann offering a good range of local facilities, approximately 1 mile distance from the University and Market Town of Lampeter, being the main service centre of the locality with a wide range of facilities, including Primary and Secondary Schooling, Doctors Surgery, Bank, Shops, Supermarkets and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

Here lies a conveniently positioned semi detached house enjoying an extensive plot with front and rear lawned garden areas. The property itself has been significantly refurbished in recent years and now offers a comfortable and modern Family home with 3 bedrooms on the first floor and to the ground floor a stylish kitchen, living room and a newly created wet room.

Externally it boasts useful outhouses which could provide further conversion opportunity. The garden is a useful size with a path leading down to a designated parking area for up to four vehicles.

In all a highly desirable property in a sought after locality, close to Carreg Hirfaen Primary School, and the Town of Lampeter. Viewings are highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Having access via a UPVC front entrance door, staircase to the first floor accommodation.

### WET ROOM



Newly completed with a walk-in shower facility with a Monsoon shower head over, low level flush w.c., pedestal wash hand basin, illuminated mirror, chrome heated towel rail, spot lighting.

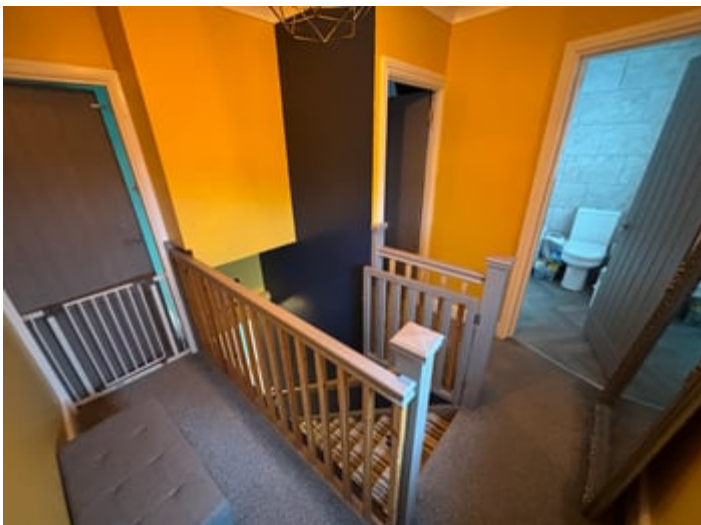
### KITCHEN



11' 5" x 8' 8" (3.48m x 2.64m). A stylish fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, eye level double oven, 4 ring gas hob, plumbing and space for dishwasher, rear entrance door, large pantry cupboard with ample shelving and housing the upright fridge/freezer.

**KITCHEN (SECOND IMAGE)****LIVING ROOM**

13' 4" x 16' 3" (4.06m x 4.95m). With double aspect windows, radiator, open fireplace with Oak beam mantle.

**FIRST FLOOR****LANDING**

With access to the loft space.

**FRONT BEDROOM 1**

11' 9" x 10' 8" (3.58m x 3.25m). With radiator, built-in cupboard.

**BATHROOM**

Being fully tiled with a modern suite comprising of a panelled bath with mixer tap and shower attachment, vanity unit with a wash hand basin, low level flush w.c., chrome heated towel rail.

## REAR BEDROOM 2



10' 4" x 9' 2" (3.15m x 2.79m). With radiator.

## FRONT BEDROOM 3



13' 6" x 7' 3" (4.11m x 2.21m). With radiator.

## FRONT BEDROOM 3 (SECOND IMAGE)



## EXTERNALLY

### OUTHOUSES

The traditionally built stone outhouses adjoin the main dwelling.

### UTILITY ROOM

With Vaillant mains gas fired central heating boiler, plumbing and space for automatic washing machine and tumble dryer.

### STORE ROOM

With electricity connected.

### GARDEN

A particular feature of this highly sought after property is its generous plot having a level lawned garden to the front and rear. The garden also benefits from a patio and seating area to the front. To the rear lies a private garden area with a newly laid patio with a jacuzzi hot tub.

### FRONT GARDEN



### REAR GARDEN



**REAR GARDEN (SECOND IMAGE)****JACUZZI HOT TUB****PARKING**

To the side of the garden lies a pathway that leads down to the private parking area with parking for up to four vehicles.

**GARDEN SHED****FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A highly sought after Family home in a convenient position on the outskirts of Lampeter.

## TENURE AND POSSESSION

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

## COUNCIL TAX

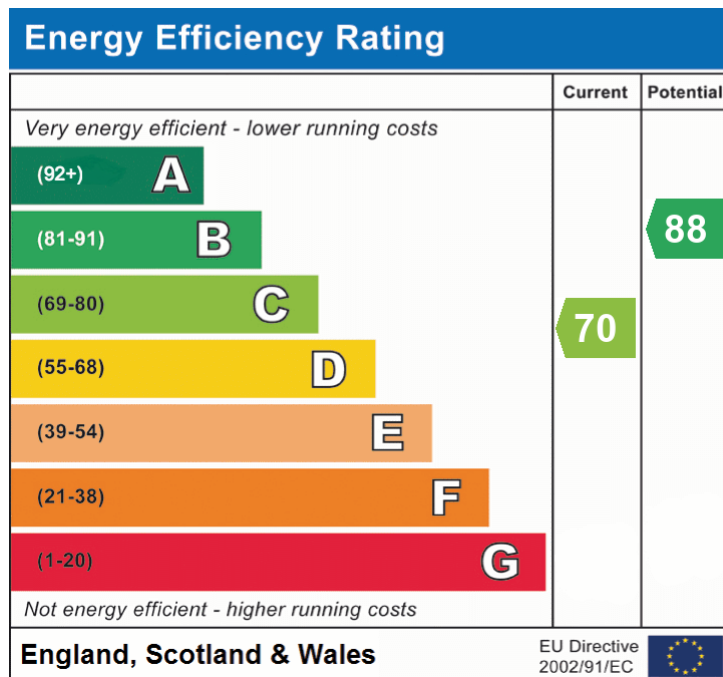
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'.

## 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, mains gas fired central heating, double glazing, telephone subject to B.T. transfer regulations, Super Fast Fibre Broadband available.





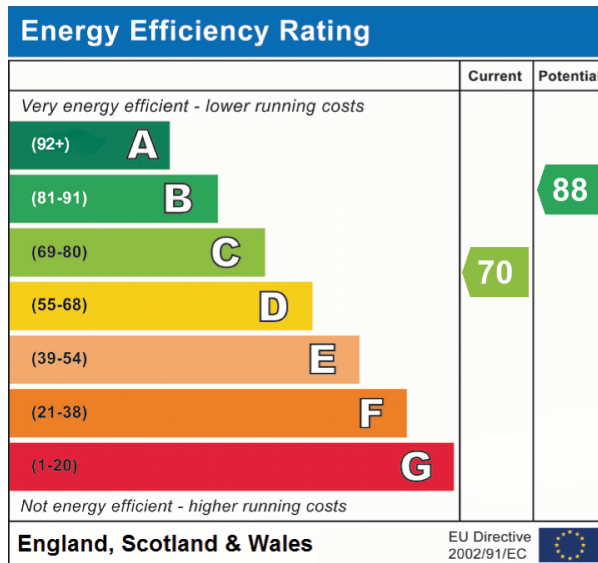
### Directions

From our Lampeter Office turn left on the square and proceed along Bridge Street. Continue out of Town, over the bridge, passing the Coop Supermarket, and continue up the hill into Cwmann. The property can be found at the top of the hill 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this beautiful property, contact us:

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