

*A characterful 2 bedoomed terraced period cottage. Cwmann, 1 mile from Lampeter, West Wales*



**2 Gwargate, Cwmann, Lampeter, Carmarthenshire. SA48 8JP.**

**£82,500**

**REF: R/4837/LD**

\*\*\* No onward chain \*\*\* Attention 1st Time Buyers/Investors \*\*\* A characterful terraced period cottage \*\*\* 2 bedoomed accommodation \*\*\* Open plan ground floor living accommodation with kitchen, dining and living area \*\*\* Modern bathroom \*\*\* UPVC double glazing, electric heating and good Broadband connectivity

\*\*\* Front gravelled forecourt \*\*\* On street parking nearby \*\*\* Low maintenance living - Ready to move into

\*\*\* Popular Village location \*\*\* 1 mile from Lampeter - Walking distance to all Town amenities \*\*\* Contact us today to view



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## LOCATION



Well situated within the Community of Cwmann, having a Primary School, less than 1 mile from the University Town of Lampeter in the heart of the Teifi Valley offering an excellent range of facilities including Primary and Comprehensive Schooling, Leisure Centre, a good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus. The property is also within 20 miles North from the County Town and Administrative Centre of Carmarthen, a 30 minute drive from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 12 miles inland from the Cardigan Bay Coastline at Aberaeron, to the West.

## GENERAL DESCRIPTION

A characterful and low maintenance 2 bedrooomed mid terraced period cottage located in the popular Village of Cwmann. The property perfectly suits 1st Time Buyers or Investment Purchasers and currently consists of the following.

## ENTRANCE HALL

With UPVC front entrance door, feature braced door.

## LIVING ROOM

14' 6" x 10' 0" (4.42m x 3.05m). With tiled flooring, staircase to the first floor accommodation, understairs storage cupboard, radiator, feature fireplace with fitted electric fire (not tested), exposed beamed ceiling.



## LIVING ROOM (SECOND IMAGE)



## OPEN PLAN LIVING ROOM

14' 6" x 10' 0" (4.42m x 3.05m).

## KITCHEN/DINER

A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, integrated electric oven with 4 ring hob and extractor hood over, space for under counter fridge/freezer.



## DINING AREA

With fitted pine bench seat and table.



## FIRST FLOOR

### LANDING

With sky light.

## BEDROOM 1

9' 7" x 9' 2" (2.92m x 2.79m). With radiator, exposed beamed ceiling, stripped pine flooring.



## BEDROOM 2

10' 0" x 6' 4" (3.05m x 1.93m). With radiator, fitted cupboards, separate cupboard housing the Aztec electric boiler and hot water tank.



## BATHROOM

Having a modern suite comprising of a panelled bath with Triton electric shower over, low level flush w.c., pedestal wash hand basin, Velux roof window, radiator.



## EXTERNALLY

### FRONT FORECOURT

To the front of the property there lies a gravelled forecourt. No garden area provided.



### PARKING AND DRIVEWAY

Please note there is no designated parking with this property. On street parking available nearby.

### AGENT'S COMMENTS

A characterful low maintenance Village residence. A must view.

### 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

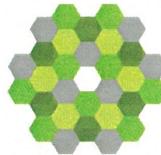
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

### Services

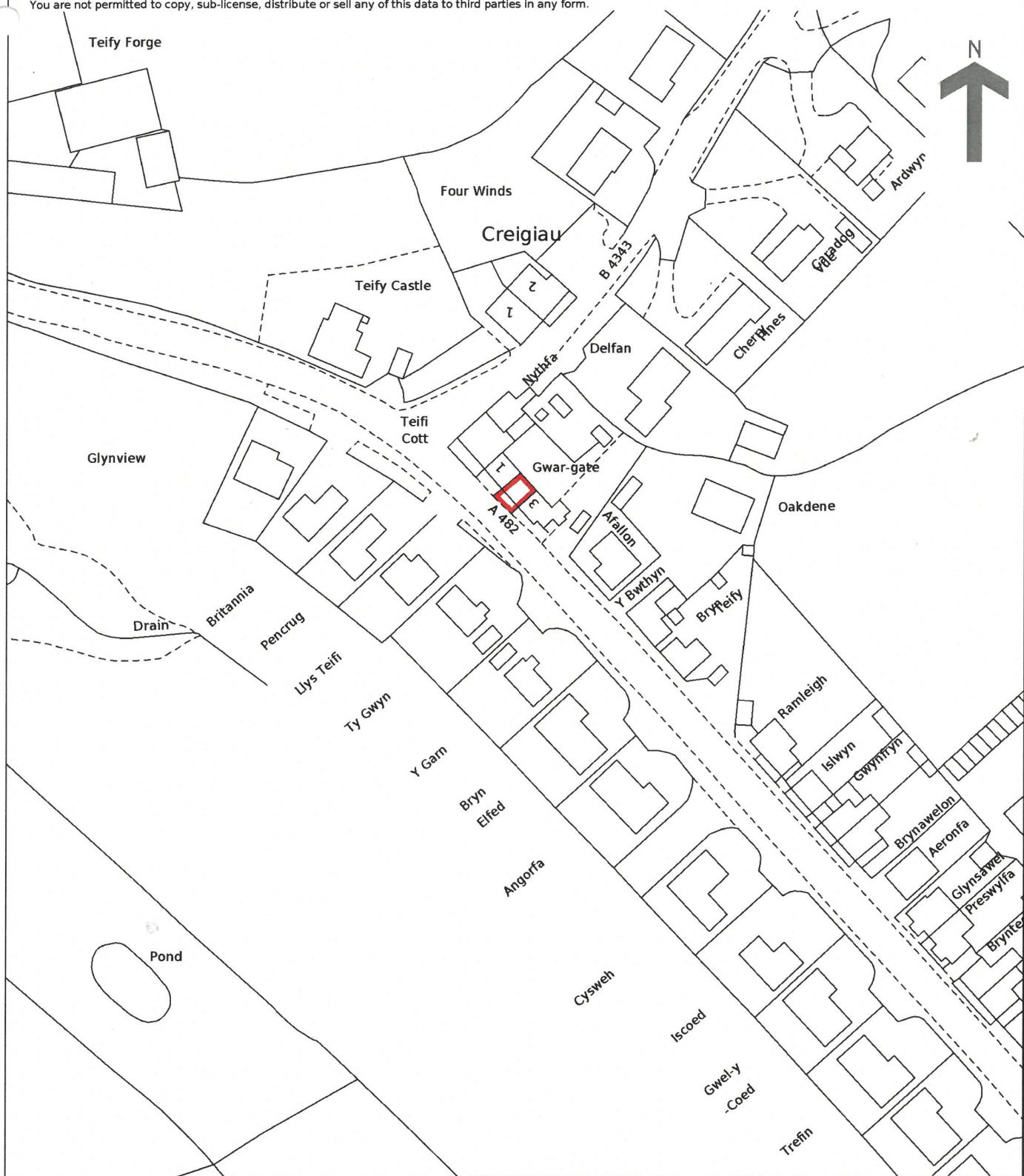
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
Title plan

Title number **WA503956**  
Ordnance Survey map reference **SN5847SW**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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**Council Tax:** Band C

N/A

**Parking Types:** Not Allocated. On Street.

**Heating Sources:** Double Glazing. Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (50)

**Has the property been flooded in last 5 years?**

No

**Flooding Sources:**

Any flood defences at the property? No

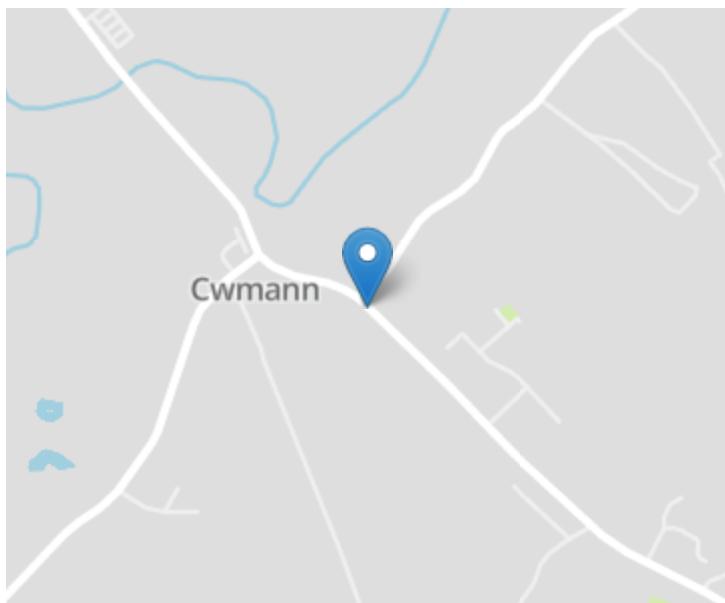
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From our Lampeter Office proceed along the A482 road towards Cwmann. On Passing E & M Motor Factors (Formerly Motor World) on your left hand side proceed up the hill into Cwmann. After passing the Cellan turning the property will be the third 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 property please contact :

**Lampeter Office**  
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**Ceredigion**  
**SA48 7DT**

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