

*A traditional double fronted 3 bedrooomed semi detached house with rear garden and parking.*

*Cwmann, Lampeter, West Wales*



**Emlyn Cottage, Cwmann, Lampeter, Carmarthenshire. SA48 8ET.**

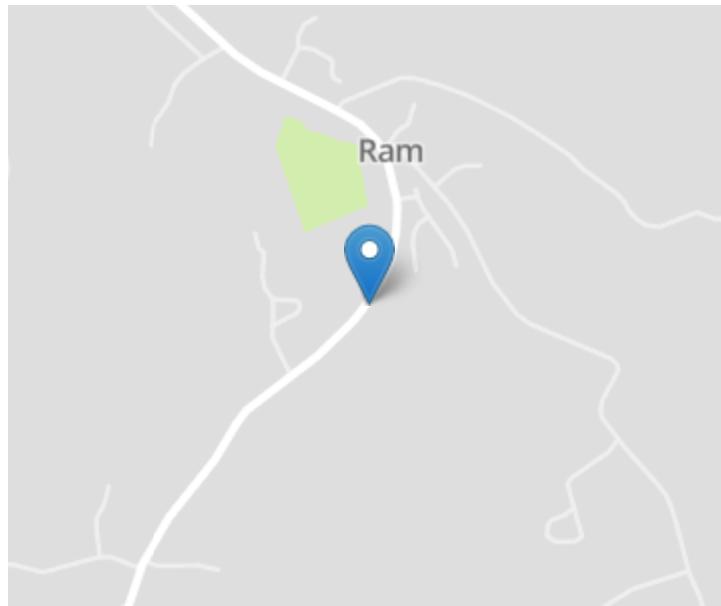
**REF: R/3731/LD**

**£195,000**

\*\*\* No onward chain \*\*\* Conveniently positioned traditional double fronted property \*\*\* 3 bedrooomed accommodation - In need of general modernisation and updating \*\*\* Mains gas heating and double glazing \*\*\* Deceptvley spacious with 2 front reception rooms and large rear kitchen \*\*\* A convenient position within the popular Village Community of Cwmann

\*\*\* Gated side entrance with tarmacadamed driveway \*\*\* Useful garage/workshop \*\*\* Lawned garden and orchard \*\*\* Recently re-roofed in 2022

\*\*\* 1 mile distant from the University Town of Lampeter \*\*\* Within close proximity to the newly built Carreg Hirfaen Primary School \*\*\* Providing a perfect Family home or for 1st Time Buyers \*\*\* Viewings recommended \*\*\* Enjoying traditional period character \*\*\* Sought after property in a desirable locality



## LOCATION

Cwmann is a suburb of the University Town of Lampeter and is nestled in the Teifi Valley within the North Carmarthenshire hills. The County Town and Administrative Centre of Carmarthen lies some 20 miles to the South with ease of access to the A40 at Llanwrda, within approximately 15 miles.

Lampeter offers a wide range of facilities including businesses, recreational, both Junior and Senior Schooling, Garages, Public Houses, Places of Worship, Sainsbury's and Co-op Supermarkets.

## GENERAL DESCRIPTION

Emlyn Cottage offers a traditional double fronted property with deceptively spacious 3 bedoomed accommodation with mains gas heating and double glazing.

It sits on a generous plot with a side entrance leading to a tarmacadamed driveway and access onto the workshop and the garden/orchard.

In all a desirable property in a convenient position and suiting 1st Time Buyers or Family Occupiers. The property in particular offers the following.

## THE ACCOMMODATION

### RECEPTION HALL

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

### SITTING ROOM

13' 9" x 7' 3" (4.19m x 2.21m). With a modern tiled fireplace and original period glazed alcove unit.



### LIVING ROOM

14' 10" x 10' 9" (4.52m x 3.28m). With a fireplace housing the Baxi gas fire with a back boiler and pine surround, understairs storage cupboard, radiator.



## KITCHEN

15' 5" x 12' 5" (4.70m x 3.78m). A traditional fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, radiator, tiled flooring, picture window enjoying views over the rear garden.



## REAR HALL

With UPVC rear entrance door.

## UTILITY ROOM

7' 6" x 6' 9" (2.29m x 2.06m). With fitted units with stainless steel sink, plumbing and space for automatic washing machine.



## CLOAKROOM

With low level flush w.c.

## FIRST FLOOR

### FRONT LANDING

Leading to

## FRONT BEDROOM 1

14' 9" x 14' 1" (4.50m x 4.29m). With two windows to the front, radiator.



## FRONT BEDROOM 2

14' 0" x 7' 8" (4.27m x 2.34m). With radiator.



## REAR LANDING

With access to the loft space and airing cupboard housing the hot water cylinder and immersion.

## REAR BEDROOM 3

9' 2" x 9' 0" (2.79m x 2.74m). With radiator, view over the rear garden.



## FAMILY BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator.



## EXTERNALLY

### USEFUL OUTHOUSES

With

## GARAGE/WORKSHOP

11' 6" x 9' 1" (3.51m x 2.77m).



## GARAGE/WORKSHOP (INTERNAL)



## LEAN-TO STORE

9' 0" x 4' 0" (2.74m x 1.22m).

## GARDEN

A private and walled rear garden being laid to lawn with flower and shrub borders and a fruit tree orchard.

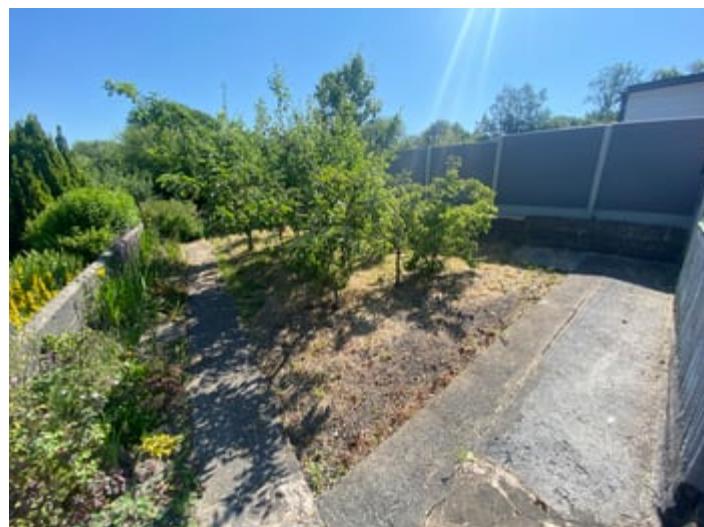
## PATIO AREA



## FRONT OF PROPERTY



## ORCHARD



## REAR OF PROPERTY



## PARKING AND DRIVEWAY

The property benefits from a side tarmacadamed parking area.

## GARDEN POTENTIAL

The garden offers itself nicely to be landscaped to offer further garden area, parking or garage (subject to consent).

## PLEASE NOTE

The property was re-roofed in 2022.

## AGENT'S COMMENTS

A convenient three storied property suiting Family Occupiers.

## 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 - 'D'.

## Services

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

## Directions

The property is best approached from our Lampeter Office by taking the A482 from the Town Centre to Cwmann.

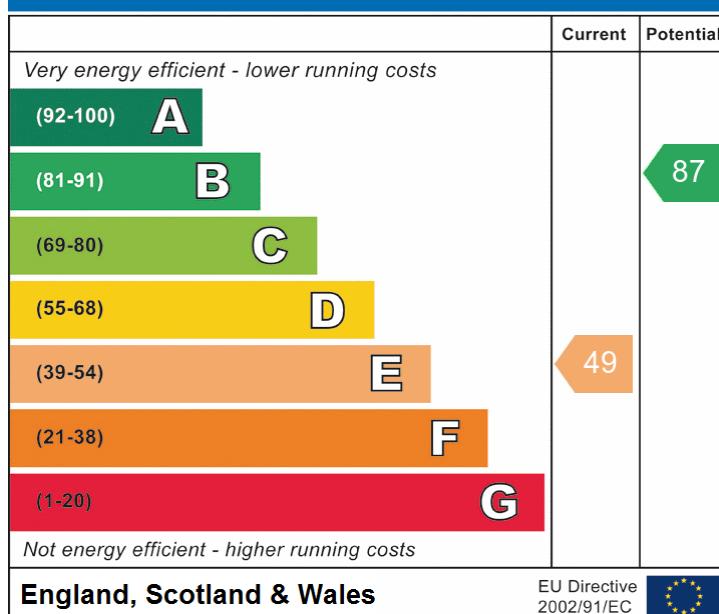
Proceed through the main Village of Cwmann and at the top of the hill continue past the former Ram Inn Public House and the property will be located on leaving the Village on your left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

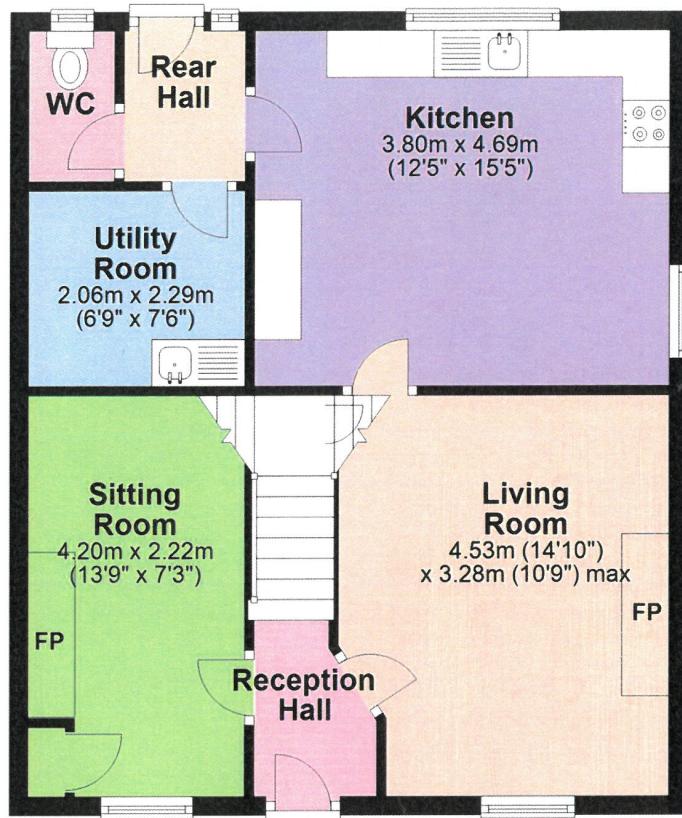
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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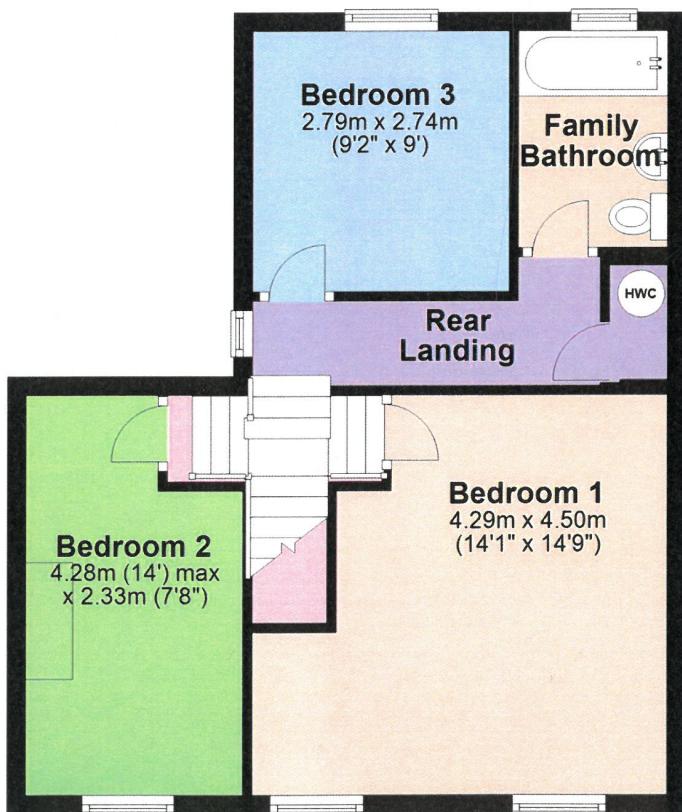
## Energy Efficiency Rating



## Ground Floor



## First Floor



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

**Emlyn Cottage, Cwmann, Lampeter**