

A nicely positioned 3 bedroomed semi detached house on a sizeable corner plot. Cwmann, 1 mile from Lampeter, West Wales



4 Heol Hathren, Cwmann, Lampeter, Carmarthenshire. SA48 8JR.

£185,000

REF: R/4683/LD

*** No onward chain *** A well proportioned 3 bedroomed semi detached house *** Enjoying a sizeable corner plot ***
In need of general modernisation and updating

*** Extensive tarmacadamed driveway with ample parking and turning space for numerous vehicles *** Detached garage
*** Front and rear lawned garden areas - Being well maintained

*** Convenient position on the entrance to Heol Hathren Estate *** Within close proximity to all amenities within the Town of
Lampeter - Being 1 mile distant *** Within close proximity to Ysgol Carreg Hirfaen Primary School *** Suiting 1st Time
Buyers or Family Occupiers *** A property worthy of early viewing *** Highly desirable location



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CARMARTHEN
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LOCATION

The property is well situated in the popular residential estate of Heol Hathren. The property is located centrally within the Village of Cwmann which is located on the outskirts of the University and Shopping Town of Lampeter, a strategic Town 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 St David Campus. The property is also within driving distance of the larger Towns of Carmarthen, to the South, Aberystwyth, to the North, and the Ceredigion Heritage Coastline at Aberaeron, to the West.

GENERAL DESCRIPTION



Number 4 Heol Hathren is a comfortable and well appointed semi detached traditionally built house offering 3 bedrooomed accommodation. The property is in need of general modernisation. Externally it sits on a spacious corner plot with a front and rear lawned garden, raised tarmacadamed driveway with ample parking for numerous vehicles and a detached garage. It benefits from all mains provisions, UPVC double glazing and Economy 7 central heating.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard, night storage heater.



LIVING ROOM

13' 5" x 10' 8" (4.09m x 3.25m). With a modern tiled fireplace with electric fire inset, night storage heater, picture rail.



KITCHEN

10' 9" x 6' 7" (3.28m x 2.01m). With fitted wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, quarry tiled flooring.



DINING ROOM

12' 7" x 10' 8" (3.84m x 3.25m). With a modern tiled fireplace with electric fire, alcove shelving and cupboard, night storage heater.



SIDE HALLWAY

With UPVC front and rear door.



W.C.

With low level flush w.c.

STORE ROOM

8' 5" x 6' 6" (2.57m x 1.98m).

FIRST FLOOR

LANDING

With access to the loft space, separate cloak/linen cupboard.



BATHROOM

With a part tiled 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin.



REAR BEDROOM 2

11' 2" x 10' 8" (3.40m x 3.25m). With built-in wardrobes, separate airing cupboard with hot water cylinder and immersion.



FRONT BEDROOM 1

11' 2" x 10' 8" (3.40m x 3.25m). With built-in wardrobes.



FRONT BEDROOM 3

8' 7" x 7' 8" (2.62m x 2.34m). With night storage heater.



EXTERNALLY

DETACHED GARAGE

Of concrete construction with an up and over door.



PARKING AND DRIVEWAY

A tarmacadamed driveway with ample parking and turning space for a number of vehicles and with steps leading down to the side and front entrance doors.



GARDEN

The property enjoys a corner plot with a generous front and rear lawned garden area. The front garden has recently been re-walled and offers secure play area.

FRONT GARDEN



REAR GARDEN



REAR GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned property in need of modernisation and updating but with great potential.

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.

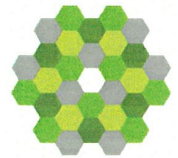
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, Economy 7 central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

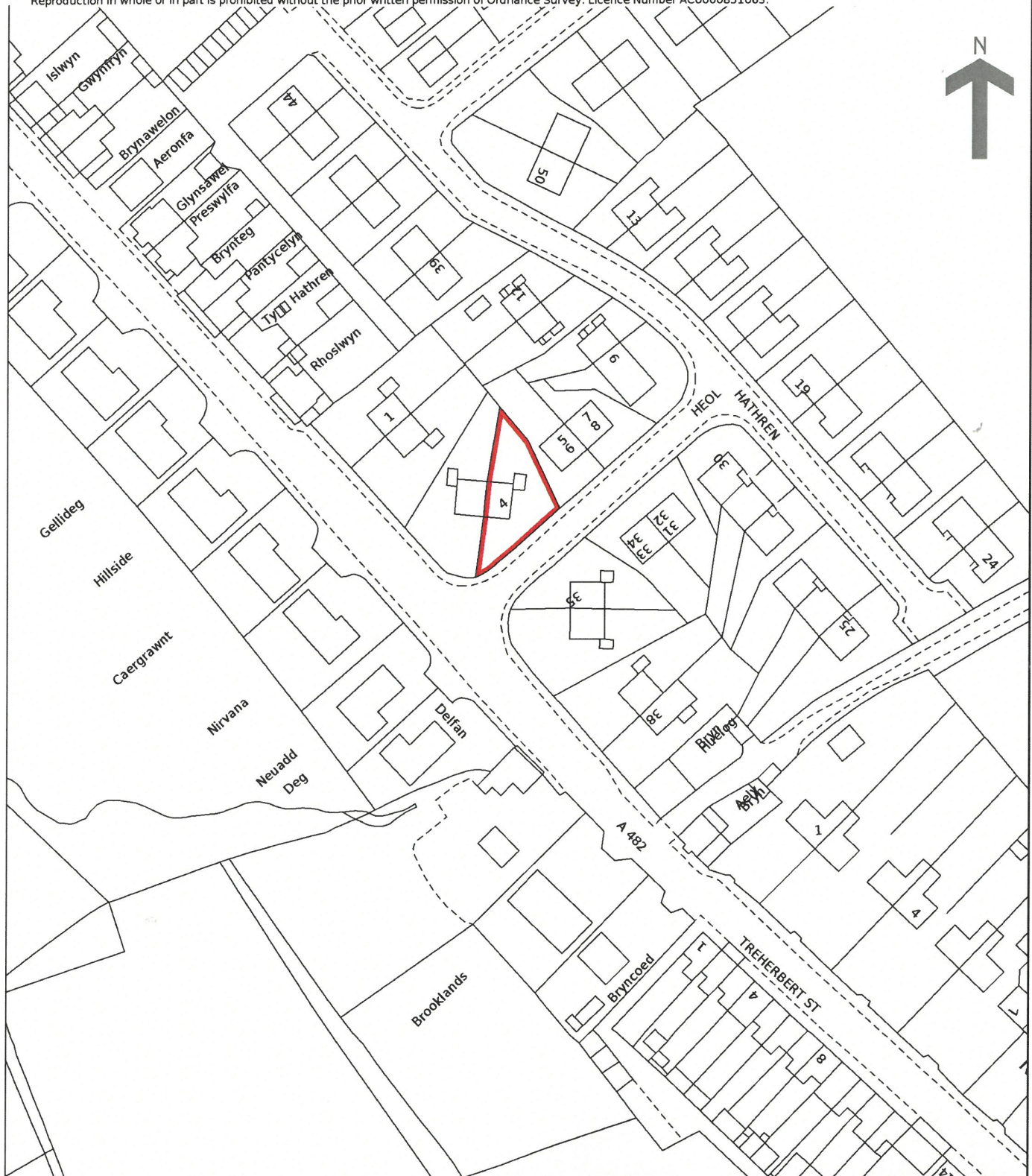
HM Land Registry

Official copy of title plan

Title number **CYM521535**
Ordnance Survey map reference **SN5847SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Off Street. Private.

Heating Sources: Double Glazing. Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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



Directions

From our Lampeter Office proceed along the A482 road to Cwmann. Proceed up the hill. As you turn into Heol Hathren Estate Number 4 will be located 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

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'.

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 :

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