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RICS



Since 1989

A modern nicely presented 4 bedroomed detached property. 1 mile from Lampeter, West Wales



12 Cae Coedmore Cwmann, Lampeter, Carmarthenshire. SA48 8EH.

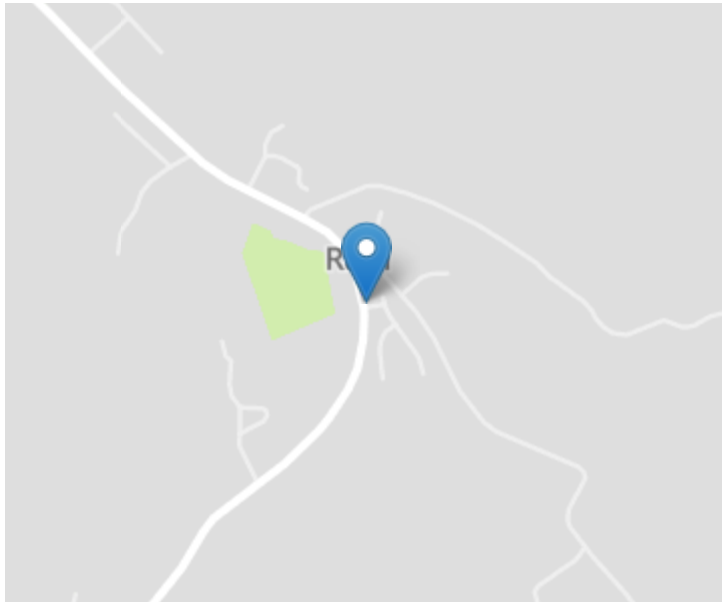
REF: R/3691/LD

£299,950

*** A modern and stylish Family home *** An appealing highly sought after executive style residence ***
Spacious and well appointed 4 bedroomed, 2 bathroomed accommodation *** Well laid out and perfectly
suited a Family home *** Mains gas fired central heating, wood effect double glazing and good Broadband
speeds *** Stunning designer Shaker style kitchen and modern fully tiled bathroom suites

*** Well maintained and enclosed garden area - Laid to lawn with extended patio *** Tarmacadamed
driveway with parking for four vehicles

*** High insulative qualities and low running costs *** Within close proximity to the brand new Ysgol Carreg
Hirfaen School *** Only 1 mile from the University Town of Lampeter *** Don't miss out - Won't be on the
market for long



LOCATION

The property is conveniently located on a desirable and sought after residential development on the outskirts of the Village of Cwmann, enjoying attractive views to the rear, only 1 mile from the University and Market Town of Lampeter offering a good range of shopping and administrative facilities together with the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

Here we have on offer an impressive executive style residence that offers well appointed 4 bedroomed, 2 bathroomed accommodation with high spec and high quality kitchen and bathrooms.

The property ideally suits a Family home with a level low maintenance lawned rear garden and ample parking to the front.

It benefits from mains gas central heating, wood effect double glazing and good Broadband speeds.

The property is located within 1 mile from the University Town of Lampeter and within walking distance to the popular Carreg Hirfaen School. The property in particular offers the following.

RECEPTION HALL

Accessed via a UPVC half glazed wood effect front entrance door, a feature timber and glazed staircase to the First Floor accommodation with understairs storage cupboard.

LIVING ROOM

17' 6" x 11' 3" (5.33m x 3.43m) into bay. With an open fireplace incorporating a cast iron wood burning stove, radiator, T.V. and telephone points.



CLOAKROOM

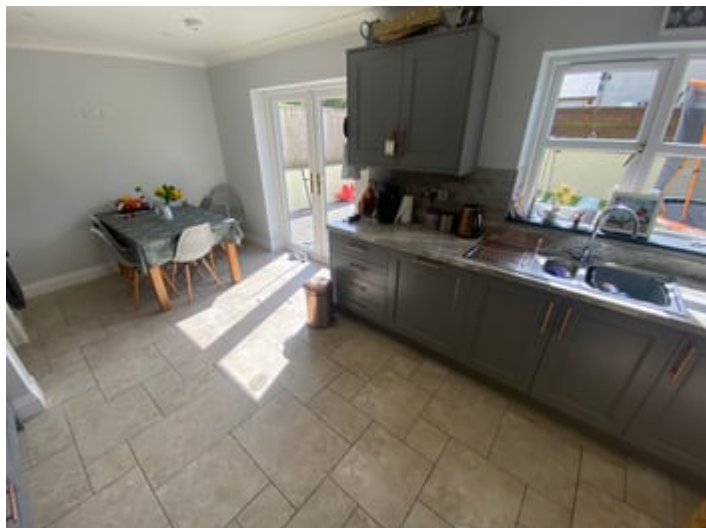
With low level flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled flooring, extractor fan.

KITCHEN

17' 8" x 10' 5" (5.38m x 3.17m). With a designer Shaker style fitted kitchen with various wall and floor units along with a stainless steel 1 1/2 bowl sink and drainer unit, eye level Hotpoint double oven with 4 ring Hotpoint ceramic hob with Hotpoint extractor hood over, stone effect splash backs, tiled flooring, patio doors opening onto the garden area.

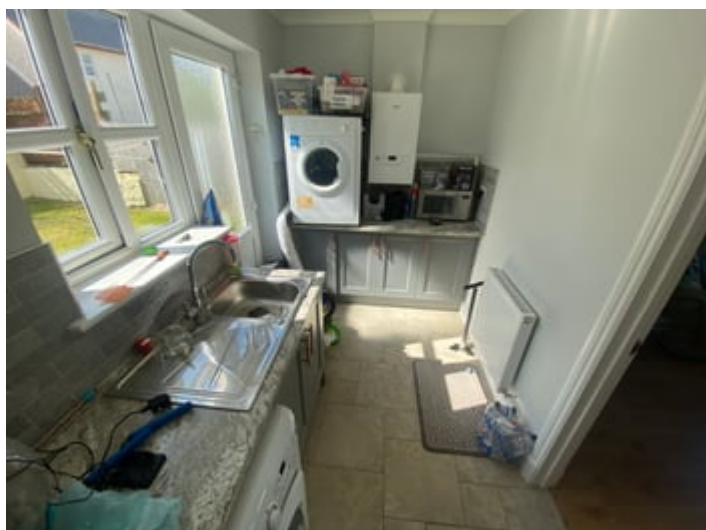


KITCHEN (SECOND IMAGE)



UTILITY ROOM

10' 7" x 5' 9" (3.23m x 1.75m). With fitted units and stainless steel sink and drainer unit, plumbing and space for automatic washing machine, Ideal mains gas central heating boiler running all domestic systems within the property, half glazed rear entrance door.



STUDY/PLAY ROOM

10' 7" x 9' 9" (3.23m x 2.97m). With picture window to the front, radiator, TV, point.



FIRST FLOOR

LANDING

With radiator, double airing cupboard with shelving and radiator, access to loft space via a drop down ladder.

PRINCIPAL BEDROOM

12' 0" x 13' 4" (3.66m x 4.06m). With double built-in mirrored wardrobes, TV, point, radiator.



EN-SUITE SHOWER ROOM

A designer fully tiled suite with corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, spot lighting.

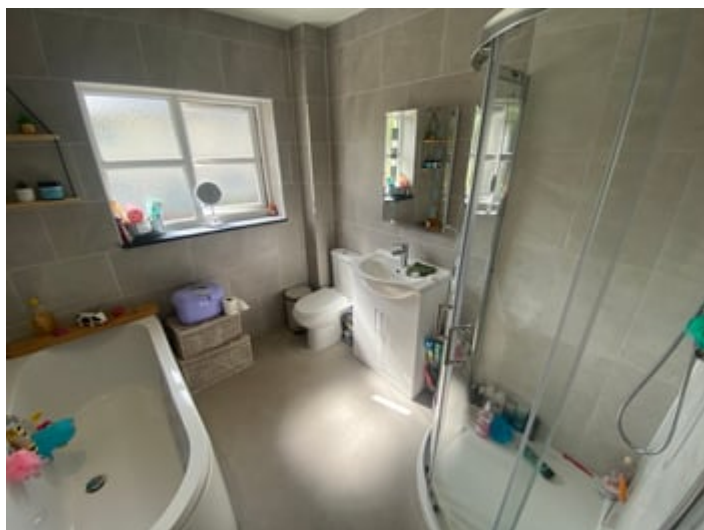


REAR BEDROOM 2

10' 2" x 8' 5" (3.10m x 2.57m). With radiator, view over the garden, T.V. point.

FAMILY BATHROOM

8' 4" x 7' 3" (2.54m x 2.21m). A stunning and spacious Family suite with a panelled bath, corner shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, spot lighting.



REAR BEDROOM 3

9' 9" x 8' 4" (2.97m x 2.54m). With views over the rear garden, radiator, T.V. point.



FRONT BEDROOM 4

9' 9" x 8' 3" (2.97m x 2.51m). With radiator, views to the front.

EXTERNALLY

GARDEN

Here we have on offer a low maintenance enclosed rear garden area laid mostly to level lawn with an extended patio area enjoying access via the kitchen/diner and with gravelled paths to either side leading to the front parking area.



GARDEN (SECOND IMAGE)



PARKING AREA

Parking for up to 4 vehicles to the front. Perfect for any Family.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A desirable Family home in a popular residential cul-de-sac.

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 - 'F'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, wood effect double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

The property is best approached from our Lampeter Office by taking the A482 from the Town Centre to Cwmann. Proceed to the main Village of Cwmann. At the top of the hill, with the former Ram Inn Public Houses on your left hand side, continue on the main road and the entrance to the select Cae Coedmore cul-de-sac will be the next on your left hand side. Continue through the estate and Number 12 will be located on your right 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'.

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