



**Cwmann
Lampeter
Carmarthenshire
SA48**

Offers in Excess of £800,000

bettermove

Lampeter

Bettermove are proud to present this 10 bedroom detached country house, with an addition 3 bedroom detached bungalow, and 2 bedroom timber frame Chalet in Cwmann.

The property benefits from double glazing, and oil heating throughout, with off street parking available via private driveway, situated down a private farm road.

The council tax band is G.

The interior of this substantial property comprises a generous lounge with feature fireplace, a dining room and conservatory, along with a well-appointed kitchen with adjoining pantry and utility room on the ground floor. The accommodation also includes additional reception and bedroom space, a wet room and further bathroom facilities, together with a self-contained annexe providing its own living area, bedroom and adapted bathroom. The first floor consists of multiple bedrooms arranged around a central landing, served by family bathroom facilities. The exterior boasts extensive gardens, expanding across 20 acres, with lawned areas, patios and seating spaces, perfect for enjoying the summer months. The property further benefits from a detached indoor swimming pool building, and additional outbuildings including a separate bungalow-style dwelling and chalet offering further accommodation or potential for redevelopment.

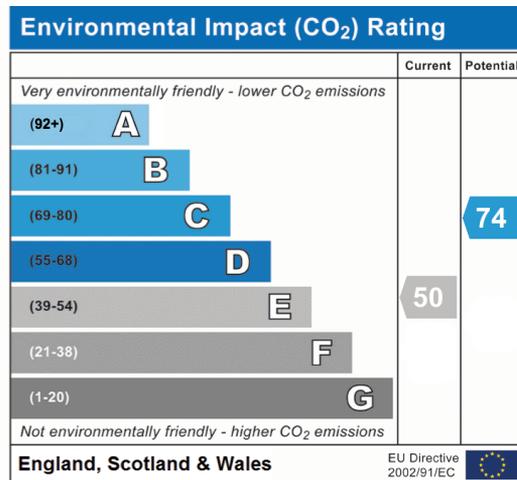
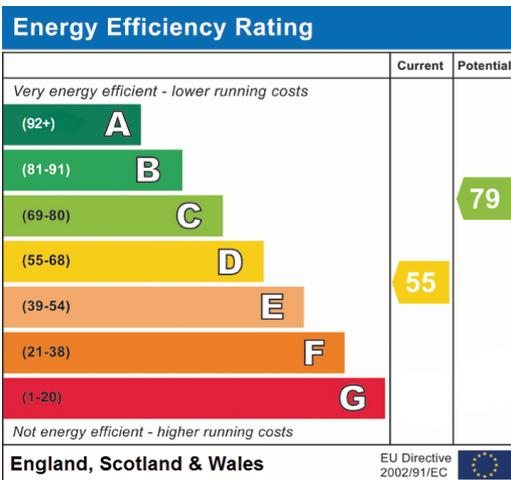
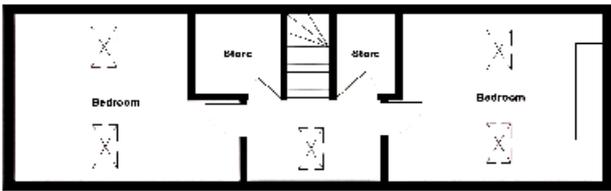
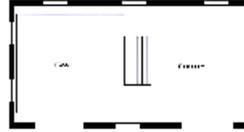
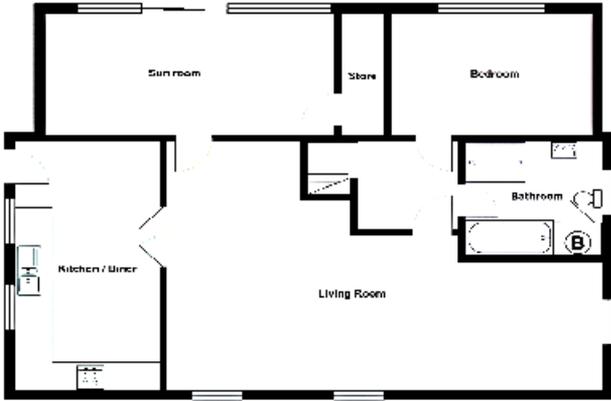
Located in the sought after village of Cwmann, Lampeter, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Llanwrda Train Station (16.5 miles), a variety of local bus routes, and quick access to the A485.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



MAIN HOUSE FLOOR PLAN

BUNGALOW FLOOR PLAN





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