

*A modern and well presented three storied 3 bedroomed, 2 bathroomed semi detached house on a sought after development. Cwmann, Lampeter, West Wales*



34 Cwrt Deri, Cwmann, Lampeter, Carmarthenshire. SA48 8EJ.

£189,950

REF: R/4930/LD

- \*\*\* A modern and well presented semi detached house \*\*\* Three storied 3 bedroomed, 2 bathroomed accommodation \*\*\* Well appointed and sought after property \*\*\* Suiting 1st Time Buyers or Family Occupiers \*\*\* High end fixtures and fittings with a stylish kitchen and bathroom suites \*\*\* Mains gas central heating, double glazing and good Broadband speeds available
- \*\*\* Low maintenance rear garden area laid to lawn with patio area \*\*\* Block paved driveway with parking for 2/3 vehicles
- \*\*\* Pleasant position within a sought after residential development \*\*\* Convenient location within the Village of Cwmann - Within walking distance to Ysgol Carreg Hirfaen School \*\*\* Town amenities lie within 1 mile in the University Town of Lampeter \*\*\* Viewings highly recommended - A property ready to move into \*\*\* Contact us today to view



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**CARMARTHEN**  
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## LOCATION

Well situated within a popular cul-de-sac in the Community Village of Cwmann having a Primary School and only 1 mile from the University Town of Lampeter offering excellent range of facilities including Primary and Secondary Schooling, Leisure Centre, good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus.

Cwmann is within easy travelling distance to the Administrative Centre and County Town of Carmarthen, to the South, the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, and the Ceredigion Heritage Coastline, to the West.

## GENERAL DESCRIPTION

A sought after and well presented semi detached house split over three floors and offering 3 bedroomed, 2 bathroomed accommodation. The property ideally suits 1st Time Buyers or Family Occupiers with modern accommodation with a high end fitted kitchen and bathroom suites.

Externally it enjoys a low maintenance level lawned garden area with a patio and to the side a block paved drive.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With UPVC front entrance door, laminate flooring.

## CLOAKROOM

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



## KITCHEN

14' 9" x 6' 8" (4.50m x 2.03m). A stylish fully fitted Shaker style kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated electric oven, 4 ring hob with extractor hood over, space for upright fridge/freezer, laminate flooring and a dining area.





**KITCHEN (SECOND IMAGE)****KITCHEN (DINING AREA)****LIVING AREA**

14' 9" x 14' 9" (4.50m x 4.50m). With patio doors opening onto the rear garden area, staircase to the first floor accommodation with understairs storage cupboard laminate flooring, spot lighting.

**LIVING AREA (SECOND IMAGE)****FIRST FLOOR****LANDING**

Leading to

**REAR BEDROOM 3**

9' 5" x 8' 3" (2.87m x 2.51m). With radiator.



## BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., double door vanity unit with wash hand basin, chrome heated towel rail, extractor fan.



## FRONT BEDROOM 2

15' 1" x 8' 9" (4.60m x 2.67m). With radiator.



## SECOND FLOOR

### PRINCIPLE BEDROOM 1

16' 8" x 15' 2" (5.08m x 4.62m) into dormer. With radiator, large undereaves storage.



### BEDROOM 1 (SECOND IMAGE)



### EN-SUITE TO BEDROOM 1

Having a modern suite comprising of a corner shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, Velux roof window, extractor fan.





## EXTERNALLY

### REAR GARDEN

The property boasts a level and enclosed lawned area with mature hedge boundary bordering onto open fields. The garden also enjoys a PATIO AREA. It is private and not overlooked and a great place to entertain and enjoy the Summer evenings.



### REAR GARDEN (SECOND IMAGE)



### PARKING AND DRIVEWAY

A block paved driveway to the side of the property with parking for 2/3 vehicles.



### FRONT OF PROPERTY



### REAR OF PROPERTY



### AGENT'S COMMENTS

A most sought after property in a convenient location. Ready to move into.

## **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 - 'D'.

## **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**

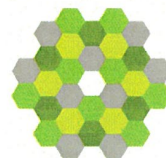
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



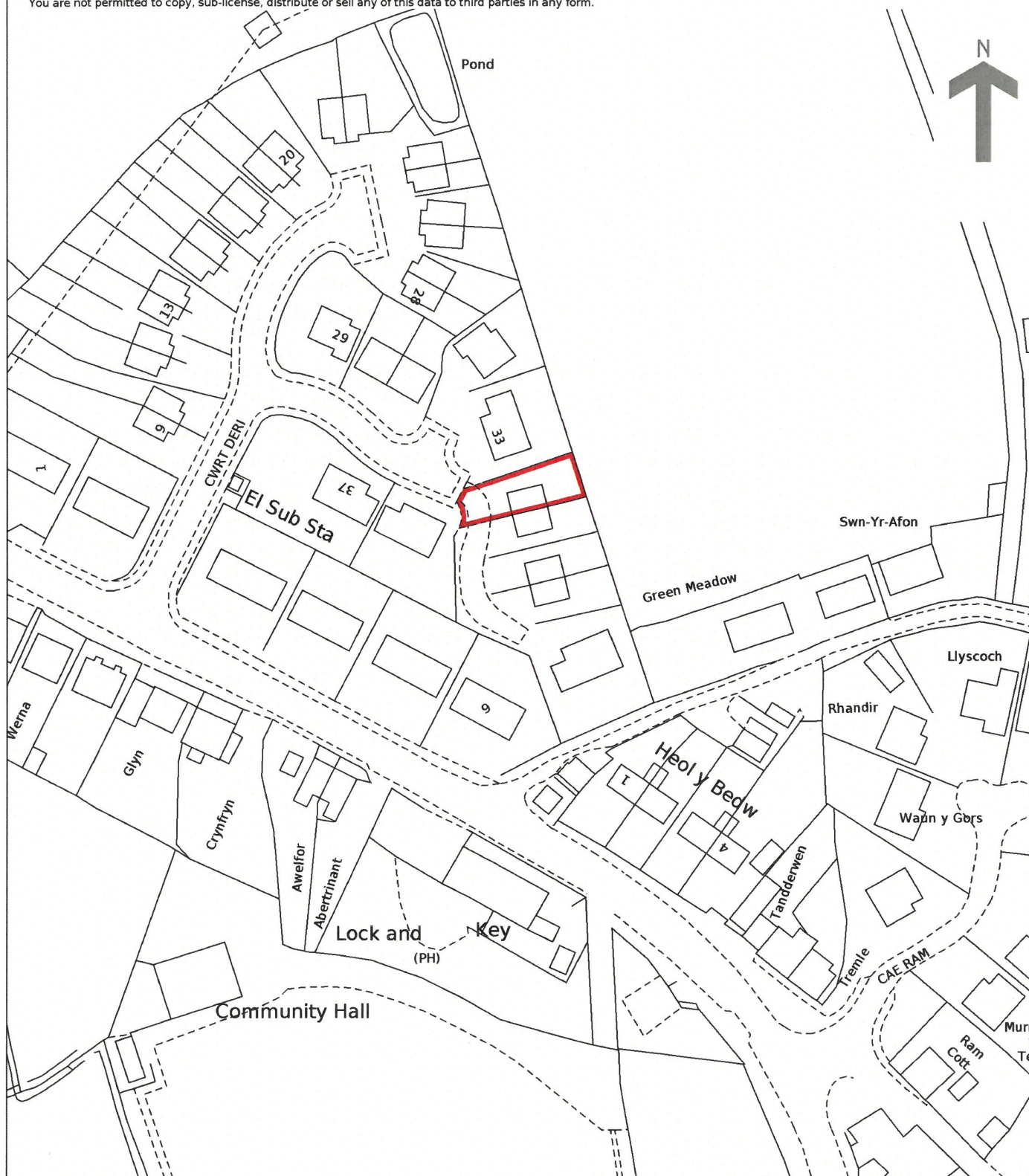
# HM Land Registry

## Official copy of title plan

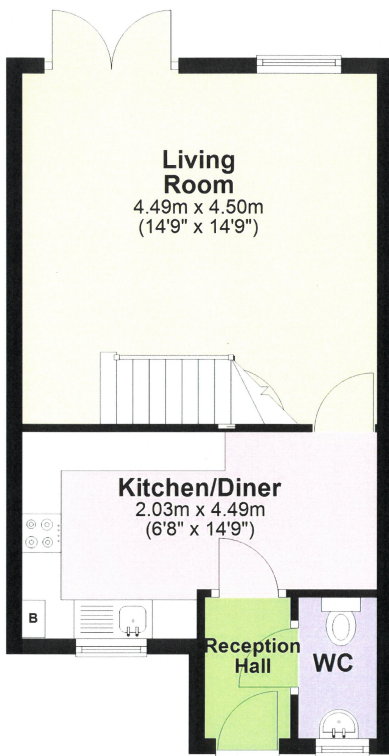
Title number **CYM743061**  
Ordnance Survey map reference **SN5846NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



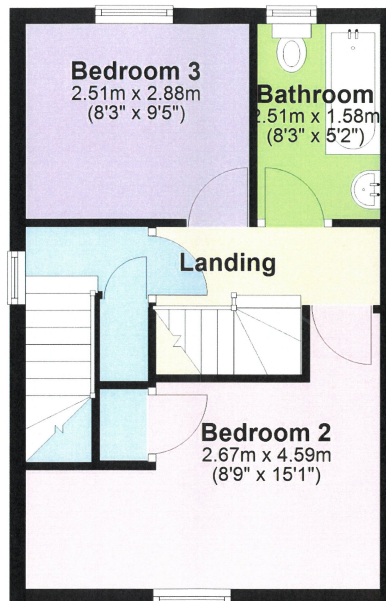
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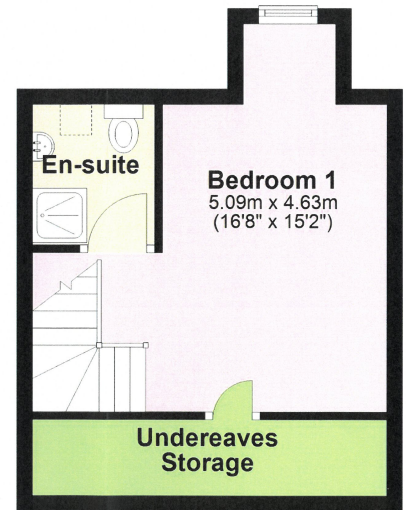
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 93.9 sq. metres (1011.0 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.



**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Double Glazing. Gas  
Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (81)

**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 Lampeter take the A485 road to the Village of Cwmann. Proceed up the hill and the entrance to Cwrt Deri will be found on your left hand side. As you enter the estate turn immediately right and for continue 200 yards. Number 34 will be 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'.

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## Energy Efficiency Rating

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

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
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**Ceredigion**  
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