

*Immaculate well presented detached 3 bedroomed country residence with far reaching views over the Carmarthenshire Hills towards the Black Mountain.*



Llwyn Celyn Bach, Cwmann, Lampeter, Carmarthenshire. SA48 8HF.

**£345,000**

**R4301/AM - Guide Price**

**\*\*\*Charming detached period and extended cottage.\*\*\* With delightful location overlooking Twrch Valley and surrounding countryside of the Upper Cothi Vale.\*\*\* Within close proximity to the University town of Lampeter 3.5 miles.\*\*\*The cottage modernised but with emphasis on retention of character.\*\*\* With lovely Inglenook fireplace, exposed beams, fireplaces, log burner, LPG gas central heating and fully double glazed and set within extensive South facing grounds with useful outhouses, workshop and car port.\*\*\***

Comprises 2 reception rooms, conservatory, kitchen/breakfast room, original spiral stone staircase to bedroom 1, ground floor with utility/shower room, first floor landing and study area off, 2 good sized bedrooms and family bathroom. Useful workshop 23'6" x 19' (improvable). Greenhouse, polytunnel, log store, attractive grounds of a mature nature with South facing delightful country aspect. Freehold for sale by Private Treaty.



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## Front and Rear Elevation



## Ground Floor

### Reception room

14' 5" x 9' 8" (4.39m x 2.95m) UPVC entrance door to reception room with stone feature fireplace and double panelled radiator.



### Living room

24' 2" x 19' 3" (7.37m x 5.87m) with stone inglenook style fireplace with log stove incorporated, French doors to rear conservatory. Two radiators and understairs storage cupboard.



### Rear Conservatory

9' 2" x 6' 4" (2.79m x 1.93m) with breathtaking views over the surrounding countryside, double glazed and French doors to exterior



### Kitchen/Breakfast room

14' 2" x 10' 2" (4.32m x 3.10m) with fitted wall and base cupboards, single drainer sink unit, quarry tiled floor, LPG gas cooker point. Log stove in recessed fireplace, Plumbing for dishwasher.



### Ground Floor

Ground floor continues offering side entry hall with part glazed UPVC stable type door.

### First Floor

#### Spacious landing/Study area

First floor approached via a main staircase to spacious landing/study area with radiator.



### Bedroom 1



### Shower/Utility room

10' 6" x 6' 2" (3.20m x 1.88m) With single drainer unit, low level flush w.c., shower cubicle, electric shower, tiled floor with double panelled radiator.



### Bedroom 2

14' 3" x 9' 6" (4.34m x 2.90m) 14' 3" x 9' 6" (4.34m x 2.90m) with built-in wardrobe and sloping ceiling.



### Larger Bedroom 3



24' 7" x 11' 1" (7.49m x 3.38m) overall with radiator and large suite of built-in cupboards and wardrobes.

### Family Bathroom



With panelled bath, vanity unit with sink, low level flush w.c., electric heated towel rail.

### Externally

Off-road parking and driveway, useful car port/caravan shed, attractive paths leading to attractive well stocked gardens with fruit growing areas, fruit trees, flowering cherry and lawns, low hedges, the whole enjoying a delightful aspect to the South over the Surrounding unspoilt countryside of the area. Within the grounds is a most useful

### Car Port



### Grounds and Garden



### Timber workshop

23' 6" x 19' 0" (7.16m x 5.79m) being an improvable building.

A Greenhouse

A Polytunnel and and

Log Store

Attractive lawned areas



### Raised Patio



## Setting



## Panoramic view to South



## View to the West



## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - E.

## Viewing

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 our properties are also available to view 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'.

To keep up to date please visit our Facebook and Instagram Pages

## 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

Mains water, mains electricity, private drainage system.

### Ground Floor

Approx. 88.6 sq. metres (953.4 sq. feet)



### First Floor

Approx. 75.2 sq. metres (809.6 sq. feet)




Total area: approx. 163.8 sq. metres (1763.0 sq. feet)

For illustration purposes only. floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

### Directions

From Lampeter take the A482 towards Llanwrda, proceed through Cwmann, proceed up the hill and continue for a further 2.5 miles passing Tafarn Jem Public House on the right hand side after a cross-roads. The property is located just past the Public House on the right hand side, **BE CAREFUL WHEN ENTERING THE DRIVEWAY.**

| Energy Efficiency Rating                           |          | Current   | Potential   |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> |          |           |   |
| (92+)  | <b>A</b> |           |   |
| (81-91)  | <b>B</b> |           | <b>84</b>   |
| (69-80)  | <b>C</b> |           |   |
| (55-68)  | <b>D</b> |           |   |
| (39-54)  | <b>E</b> | <b>39</b> |   |
| (21-38)  | <b>F</b> |           |   |
| (1-20)   | <b>G</b> |           |   |
| <i>Not energy efficient - higher running costs</i> |          |           |   |
| <b>England, Scotland &amp; Wales</b>               |          |           | EU Directive 2002/91/EC  |

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

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