

A comfortable and delightful 3 bedroomed house with pleasant low maintenance rear garden and off street parking. 1 mile Lampeter, West Wales



Bryn Hedd, Heol Hathren, Cwmann, Lampeter, Carmarthenshire. SA48 8JR.

£219,000

REF: R/5019/LD

- *** A highly sought after semi detached house *** Looking for that perfect first home or Family home?
- *** Traditionally built 3 bedroomed accommodation *** Mains gas fired central heating *** Wood effect UPVC double glazing *** Good Broadband connectivity
- *** Low maintenance and pleasant enclosed rear garden *** Raised paved patio area with side access
- *** Invaluable off street parking for two vehicles on a tarmacadamed driveway *** Useful workshop/garden store
- *** Walking distance to the newly built Ysgol Carreg Hirfaen School *** 1 mile from Lampeter ***
- Walking distance to all Town amenities *** A great opportunity awaits



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LOCATION

Located on a convenient cul-de-sac within the Village of Cwmann. Cwmann is located on the outskirts of the thriving University and Shopping Town of Lampeter, a strategic Town in the heart of the Teifi Valley, 20 or so miles North of Carmarthen and 12 miles inland from the Cardigan Bay Coast at Aberaeron.

GENERAL DESCRIPTION

Bryn Hedd is a traditionally built semi detached property benefiting from mains gas fired central heating and wood effect double glazing throughout. It is located in the ever popular Village of Cwmann, within walking distance to the University and Market Town of Lampeter, which houses all local amenities such as Shops, Primary and Secondary Schooling, University of Wales Trinity Saint David College Campus and Places of Worship.

The accommodation ideally suits 1st Time Buyers or Family Occupiers with its deceptively spacious accommodation, its rear garden and off street parking, and being within easy walking distance to the brand new Ysgol Carreg Hirfaen School.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With access via a UPVC front entrance door, laminate flooring, radiator, timber staircase to First Floor accommodation.

LIVING ROOM

11' 7" x 16' 7" (3.53m x 5.05m). With radiator, modern fireplace with Oak surround and electric fire, laminate flooring.



KITCHEN

15' 0" x 8' 8" (4.57m x 2.64m). A fitted Kitchen with wall and floor units, 1 1/2 sink and drainer unit with mixer tap, radiator, part tiled/part carpeted floor, space for upright fridge/freezer, understairs storage cupboard, also housing the Worcester mains gas fired central heating boiler.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



CONSERVATORY

10' 0" x 14' 5" (3.05m x 4.39m). Of UPVC construction under a poly carbonate roof, laminate flooring, patio doors opening onto the low maintenance garden.



FIRST FLOOR

LANDING

With access to loft space, airing cupboard with radiator and shelving.

BATHROOM

A pleasant 3 piece suite with panelled bath with Triton electric shower over, low level flush w.c., pedestal wash hand basin, part tiled walls, radiator.



REAR BEDROOM 2

8' 8" x 12' 8" (2.64m x 3.86m). With built-in wardrobe, radiator, views over the rear garden.



FRONT BEDROOM 1

8' 8" x 11' 2" (2.64m x 3.40m). With built-in wardrobe and radiator.



BEDROOM 3

7' 8" x 5' 9" (2.34m x 1.75m). With radiator.



EXTERNALLY

REAR GARDEN

An enclosed low maintenance garden area being private with a side access path. The garden is currently laid with a raised patio area that leads to the garden shed.



REAR GARDEN (SECOND IMAGE)



GARDEN SHED

20' 0" x 8' 0" (6.10m x 2.44m).

PARKING AND DRIVEWAY

Invaluable off street parking located to the front of the property for two vehicles



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A conveniently located Family home with low maintenance garden and off street parking. A must see.

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 and has the following charges. Council Tax Band: 'C'.

MONEY LAUNDERING REGULATIONS

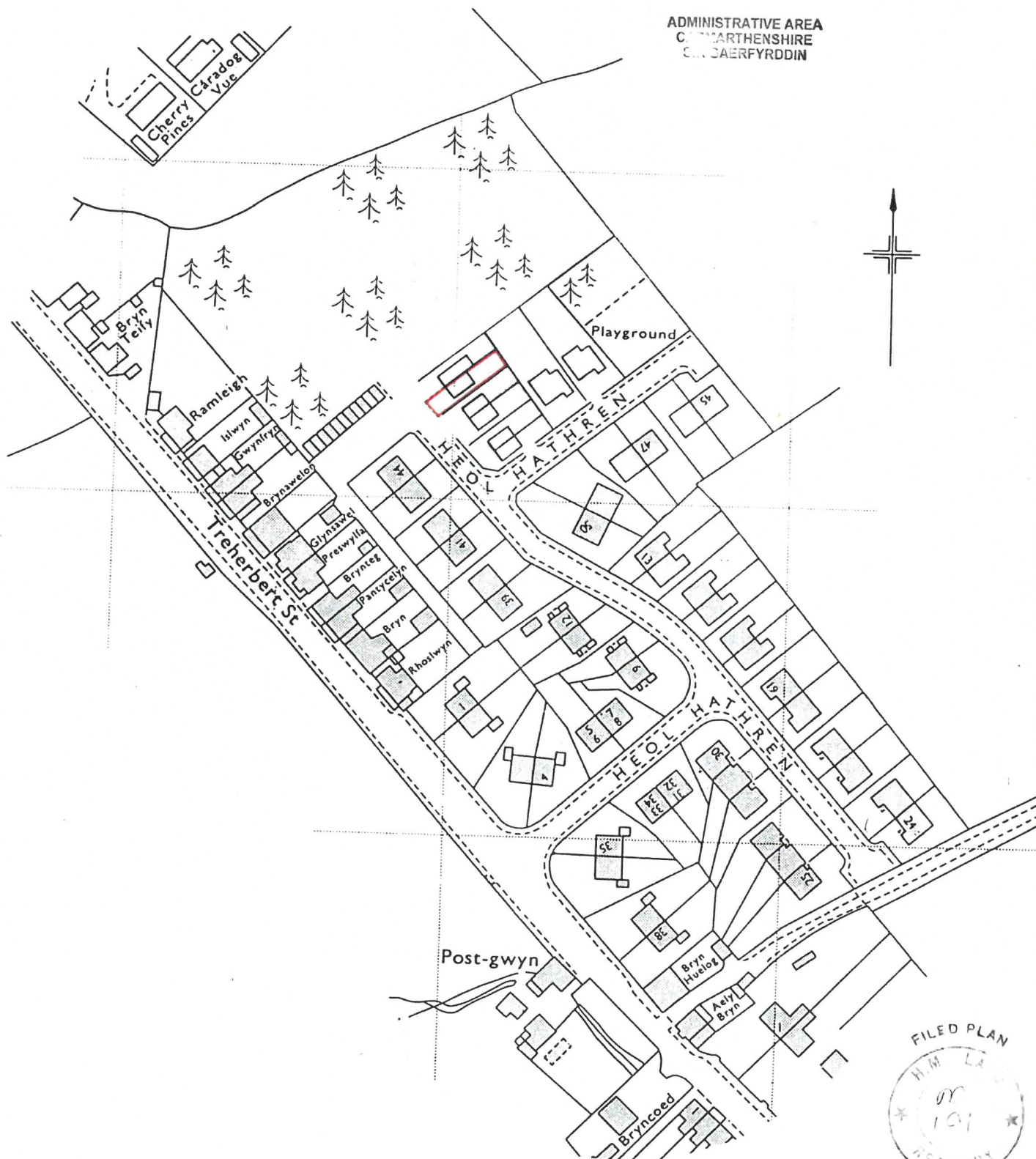
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA505407	
ORDNANCE SURVEY PLAN REFERENCE	SN 5847	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY DYFED		DISTRICT GARMARTHEN	© Crown copyright

ADMINISTRATIVE AREA
CARMARTHENSHIRE
CUNDAERFYRDDIN



Council Tax: Band C

N/A

Parking Types: 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: C (70)

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 proceed along the A482 to Cwmann. Proceed up the hill turning left into Heol Hathren. Take the first left hand turning and the property will be the one from last property 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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