

*A superbly appointed residential 3 bedroomed bungalow, in a popular location, on the edge of the University town of Lampeter, West Wales*



Woodlands, Cwmann, Lampeter, Carmarthenshire. SA48 8DU.

£340,000

R/4332/AM o.n.o

\*\*\* No onward chain \*\*\* A Superbly finished recently extensively refurbished 3 bedroomed detached bungalow \*\*\* Conservatory, 3 good sized bedrooms \*\*\* Traditionally built, spacious bungalow and finished in contemporary style to exacting standards \*\*\* Comfortably appointed oil fired centrally heated and double glazed accommodation \*\*\* Well sited with panorama across the Teifi Valley towards Lampeter \*\*\* Attractive lawn with rear terrace and lower level lawned garden with useful outhouses \*\*\* Must be viewed \*\*\*

Located within close proximity of the University town of Lampeter and all amenities \*\*\* 12 miles inland from the Cardigan Bay coastline at Aberaeron \*\*\*



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## GENERAL

A superbly appointed recently extensively refurbished detached, traditionally constructed bungalow with oil fired central heating, LPG for domestic hot water. UPVC double glazing. New kitchen and bathroom amenities provided and a delightful conservatory/morning room, with extensive views and exterior terrace, all enjoyed over the Teifi Valley in its middle reaches giving a good level of privacy and backing onto open fields.

The property is easily accessed via level walking distance of the University town of Lampeter with its wide range of amenities and located within the popular village of Cwmann on the outskirts of town.

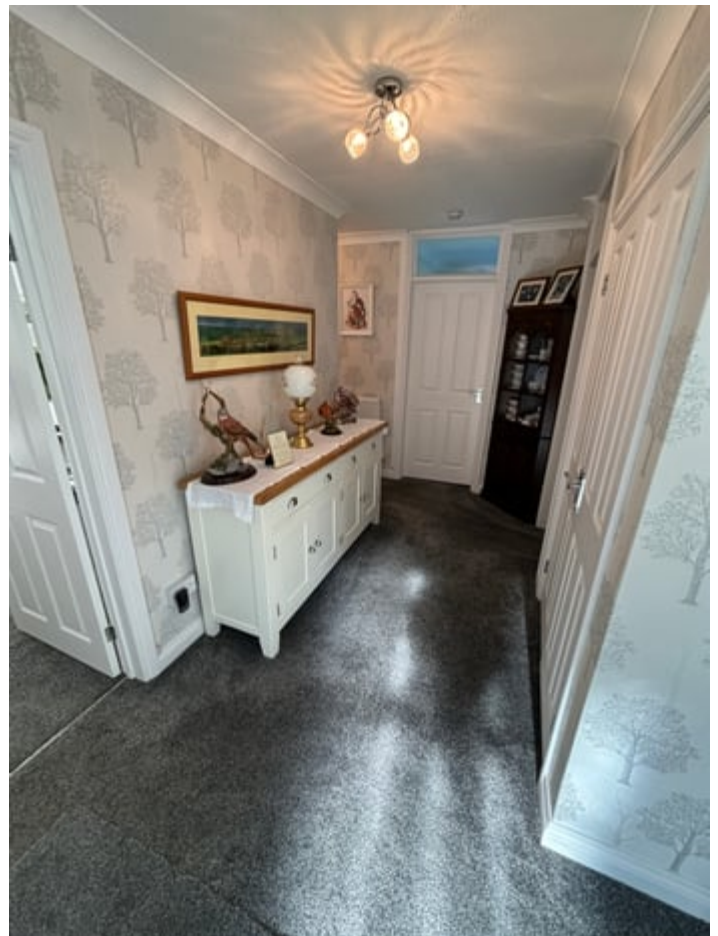
The property is well maintained in every respect and provides the following family proportioned accommodation and is being sold as chain free with vacant possession available at early date, if required.:-



## RECEPTION HALL

Via recessed entrance with tiled threshold and modern entrance door with side glazed panels.

Double built in storage/cloak cupboard.



## LOUNGE

18' 3" x 11' 6" (5.56m x 3.51m) with fitted electric fire, radiator. Large picture window to front.

Part glazed door to:



**LOUNGE - SECOND ANGLE****FITTED KITCHEN/BREAKFAST ROOM**

12' 0" x 10' 4" (3.66m x 3.15m) with ceramic tiled floor, fitted wall and floor cupboards with deep drawers to part. Fitted upright pantry cupboards. 4 ring ceramic hob, fan oven with extractor fan over. 1.5 bowl modern single drainer sink unit with chrome mixer tap. Radiator.

**UTILITY ROOM**

7' 0" x 6' 9" (2.13m x 2.06m) with ceramic tiled floor.

Plumbing and spaces for automatic washing machine and dishwasher. Radiator.

**CLOAKROOM OFF**

6' 10" x 3' 4" (2.08m x 1.02m) with corner wash hand basin, mirror fronted corner storage cabinet. Low level flush w.c. Radiator.

**MORNING ROOM/CONSERVATORY**

13' 6" x 7' 9" (4.11m x 2.36m) with attractive panoramic views over the Teifi Valley. Double glazed with radiator. UPVC door to rear patio area and terrace.

**CONSERVATORY - SECOND ANGLE****INNER HALL**

From kitchen and reception hall with radiator. Built in airing cupboard with radiator.

**FAMILY BATHROOM**

8' 8" x 6' 8" (2.64m x 2.03m) with ceramic tiled floor. Walk in double shower cubicle with direct fed shower unit. Heated towel rail, low level flush w.c., vanity unit

with wash basin with mirror above. Extractor fan.



### **BEDROOM 1 (Front)**

14' 2" x 11' 4" (4.32m x 3.45m) with radiator. Fitted wardrobes along one wall.



### **BEDROOM 2 (Rear)**

15' 6" x 12' 0" (4.72m x 3.66m) with radiator.



### **BEDROOM 3 (Rear)**

9' 7" x 7' 3" (2.92m x 2.21m) with radiator.



### **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

### **INTEGRAL GARAGE**

17' 2" x 11' 3" (5.23m x 3.43m) with electrically operated up and over door. 'Ideal' central heating boiler running domestic heating system. Separate LPG wall mounted boiler with hot water system running therefrom.

### **PARKING AND DRIVEWAY**

Gated tarmacadam drive to the front with adequate turning and parking space for a number of vehicles.



### **EXTERNALLY**

#### **GARDEN**

Attractive lawn with mature shrubs all well maintained. Paths lie to the sides of the property around to the rear

with an a raised terrace and post & rail , with steps to a lower level lawned garden backing onto open fields with a range of outhouses utilised for storage purposes.

### REAR OF PROPERTY



### REAR ASPECT TO THE NORTH



### REAR ASPECT TO THE WEST



### 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.

### AGENT'S COMMENTS

This is a well maintained property, superbly presented in every respect. Viewing is thoroughly recommended. The property is sold as chain free.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, LPG domestic water heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

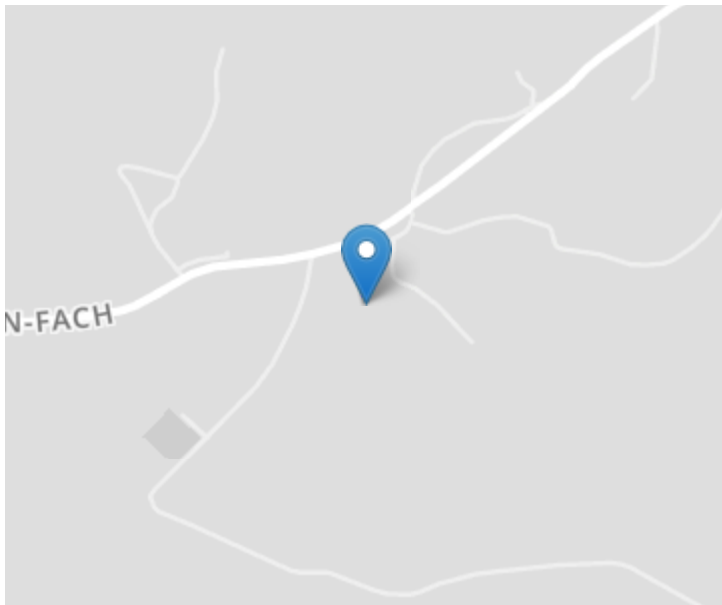
### Directions


From our office at Lampeter, proceed along Bridge Street over the Teifi Bridge into Cwmann. Turn right onto the A485 Carmarthen Road by the motor accessory shop. Continue for approximately 300m and the property will be seen on the right hand side set off the main road, as indicated 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 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</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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