

*A sought after location. A detached 3 bedroomed bungalow with front and rear garden, attached garage and parking. Cwmann, near Lampeter, West Wales*



Penlon, Carmarthen Road, Cwmann, Lampeter, Carmarthenshire. SA48 8DU.

**£269,950**

**REF: R/4522/LD**

\*\*\* NO ONWARD CHAIN \*\*\* A highly sought after edge of Village location \*\*\* A spacious detached 3 bedroomed bungalow \*\*\* Oil fired central heating, UPVC double glazing and Fire Optic Broadband connectivity

\*\*\* Useful attached garage with electric up and over door \*\*\* Front and rear lawned garden areas - Currently a blank canvas offering great possibilities \*\*\* Tarmacadamed driveway with ample parking and turning space for a number of vehicles \*\*\* Beautiful views over the Teifi Valley to the rear and overlooking fields and woodland to the front \*\*\* Garden with lawn, patio and a range of fruit trees

\*\*\* Suiting retirement living or for Family accommodation \*\*\* Contact us today to view \*\*\*



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**CARMARTHEN**  
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## LOCATION

The property is located on the edge of the University Town of Lampeter in the popular rural Village of Cwmann. Lampeter is located in the heart of the Teifi Valley, 12 miles inland from the Cardigan Bay Coast and 20 miles North from the County Town and Administrative Centre of Carmarthen giving access to the M4 Motorway Network.

## GENERAL DESCRIPTION

A sought after location. A detached 3 bedroomed bungalow offering comfortable accommodation. The property sits on the edge of the Village of Cwmann and enjoys breath taking views to the rear over open farmland and the Teifi Valley. To the front woodland and open fields. The property benefits from oil fired central heating, double glazing and Fibre Optic Broadband connectivity.

It perfectly suits Family accommodation or for those seeking the retirement life.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a sold front entrance door with side glazed panel, radiator, tiled flooring.



## LIVING ROOM

15' 2" x 11' 8" (4.62m x 3.56m) into bay. With an open fireplace housing a cast iron multi fuel stove on a tiled hearth.



### LIVING ROOM (SECOND IMAGE)



## DINING ROOM

11' 6" x 9' 3" (3.51m x 2.82m). With radiator, double doors opening onto the Living Room and door to the Kitchen, fine views to the rear over the Teifi Valley.





## KITCHEN

13' 3" x 9' 3" (4.04m x 2.82m). A pine fitted kitchen with a range of wall and floor units with work surfaces over, ceramic Belfast sink with mixer tap, eye level electric oven, 4 ring induction electric hob, plumbing and space for automatic washing machine, tiled flooring.



## KITCHEN (SECOND IMAGE)



## REAR BOOT ROOM

With rear entrance door.

## INNER HALL

With access to the loft space, linen cupboard and large cloak/store cupboard.

## BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, electric wall heater.



## REAR BEDROOM 3

9' 9" x 9' 4" (2.97m x 2.84m). With radiator, enjoying fine views over the garden and the Teifi Valley beyond.



## FRONT BEDROOM 1

11' 6" x 11' 4" (3.51m x 3.45m). With radiator, built-in wardrobes.



## FRONT BEDROOM 2

11' 4" x 11' 3" (3.45m x 3.43m). With radiator, built-in wardrobes.



## EXTERNALLY

### ATTACHED GARAGE

21' 0" x 19' 0" (6.40m x 5.79m). With electric up and over door and mezzanine storage loft over.



### BOILER ROOM

With Grant oil fired combi boiler running all domestic systems within the property.

### WOOD STORE

### GARDEN

A particular feature of the property is its front and rear lawned garden area. The garden is private with mature hedge rows and offers a blank canvas. It benefits from a range of fruit trees and a patio area.

### FRONT GARDEN





## FRONT OF PROPERTY



## VIEWS FROM THE PROPERTY

Fine views to the rear over open farmland and the Teifi Valley beyond.



## AGENT'S COMMENTS

A convenient detached bungalow in a sought after locality. A short walk to the University Town of Lampeter.

## 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 - 'E'.

## 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.

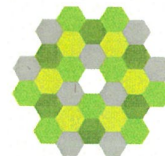
## Services

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

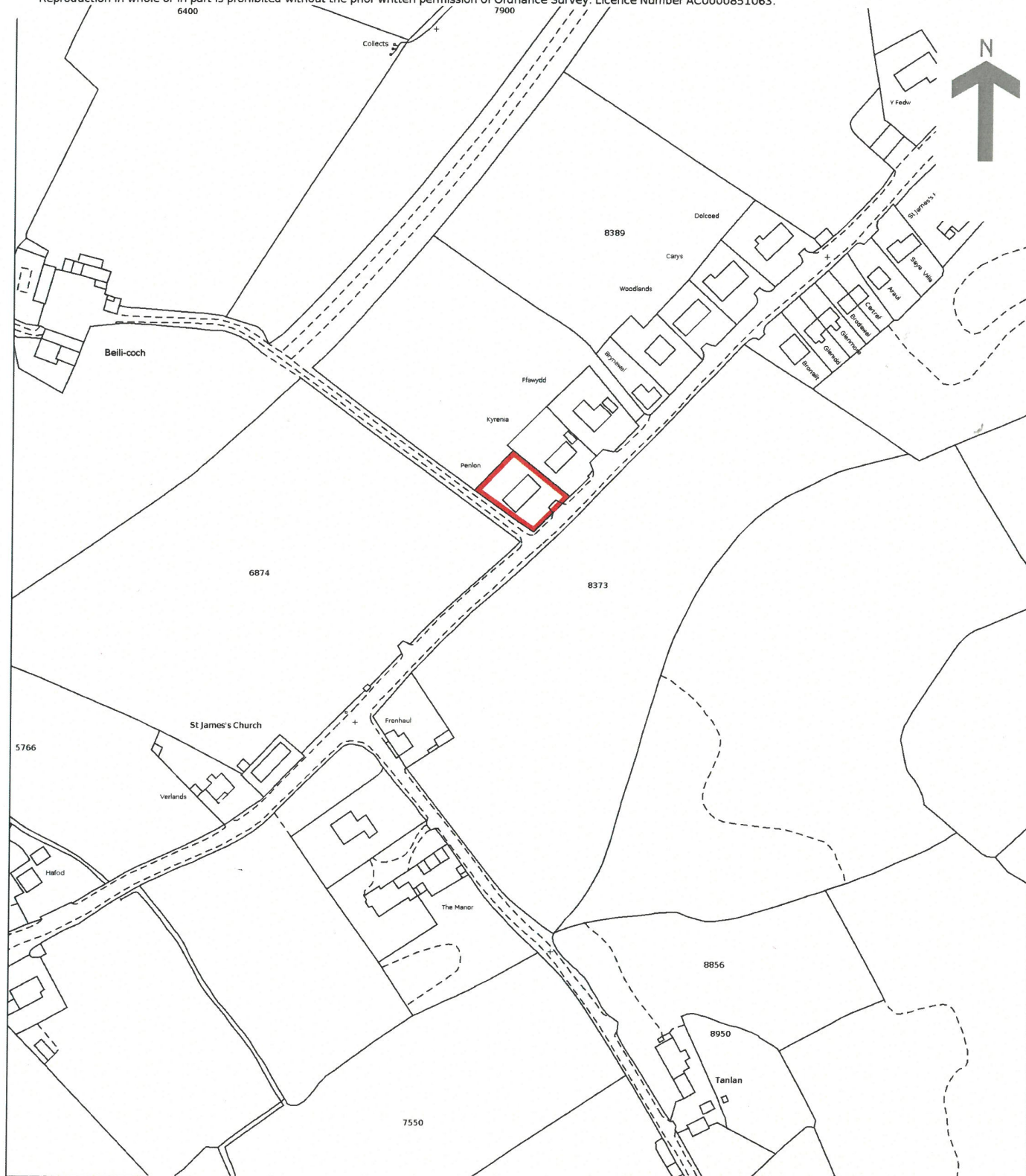
# HM Land Registry

## Official copy of title plan

Title number **CYM312962**  
Ordnance Survey map reference **SN5746NE**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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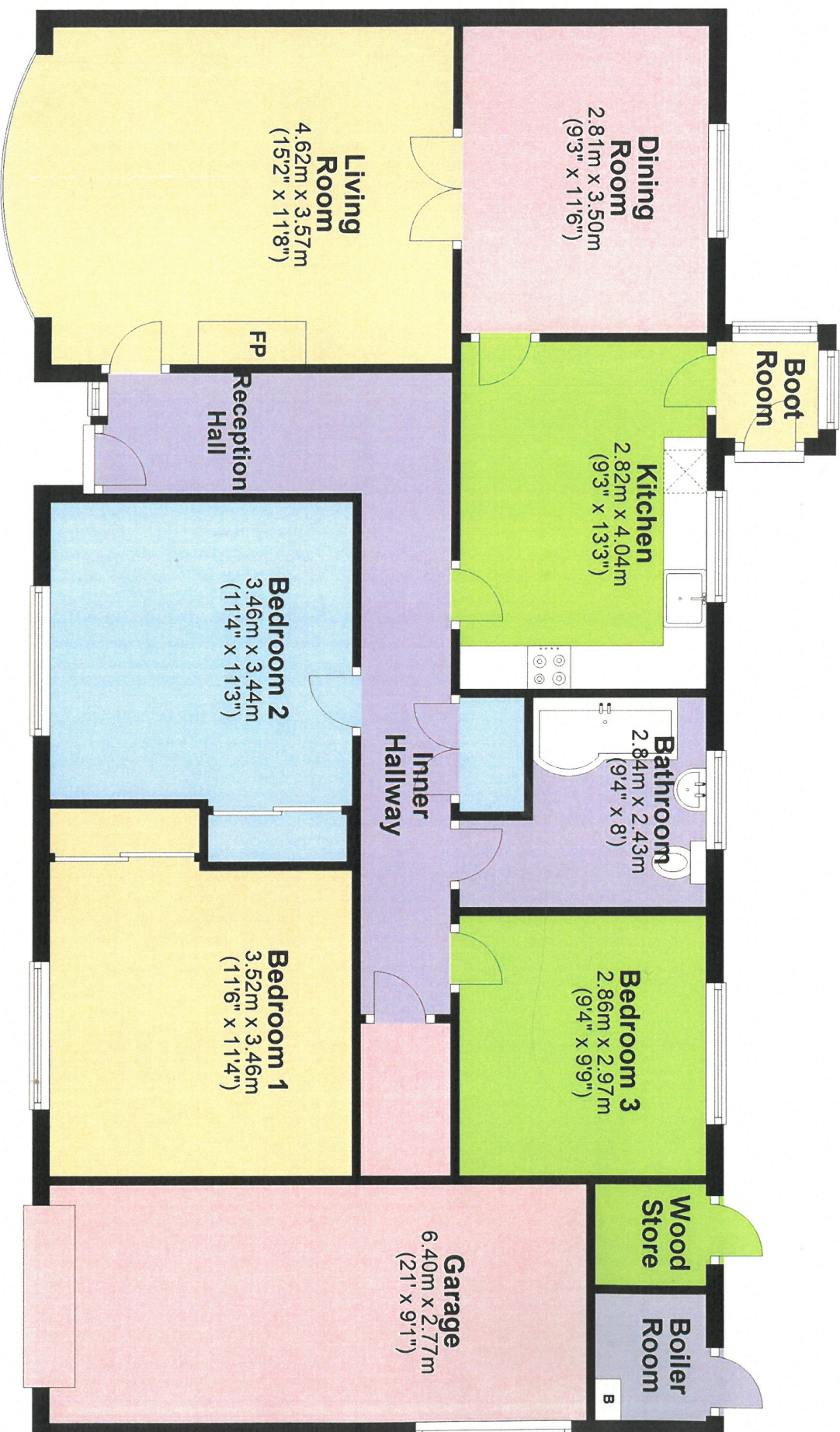


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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



## Ground Floor

Approx. 124.8 sq. metres (1343.1 sq. feet)



Total area: approx. 124.8 sq. metres (1343.1 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Gated.  
Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**EPC Rating:** D (56)

**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

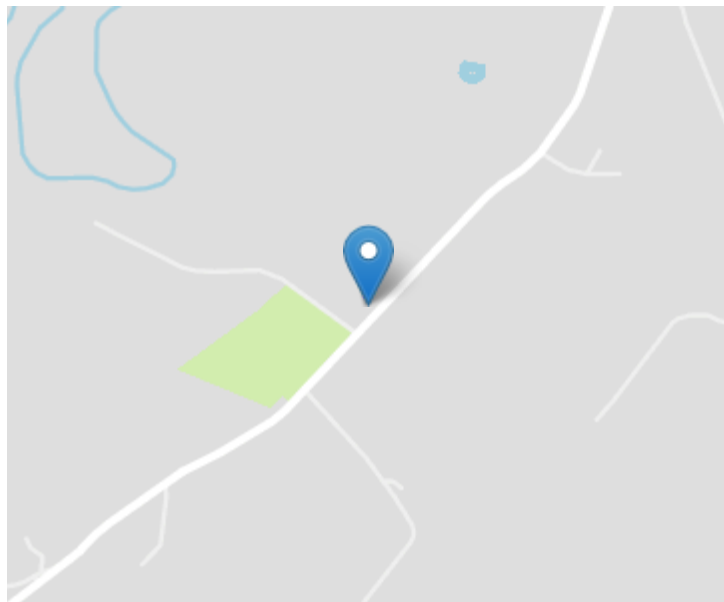
**Is the property listed?** No

**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 A482 road. Proceed towards Cwmann, turning right onto the A485 Llanybydder road by the former Cwmann Tavern Public House. Continue for approximately 500 yards and as you leave the Village of Cwmann the bungalow will be the 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](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](https://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 Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(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 :

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**12 Harford Square**  
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**Ceredigion**  
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