

*A traditional double fronted semi detached cottage in a convenient and popular location.
Cwmann, Lampeter, West Wales*



Hafod Cottage, Cwmann, Lampeter, Carmarthenshire. SA48 8ET.

£155,000

REF: R/4939/LD

*** No onward chain *** A traditional stone and slate double fronted semi detached cottage *** 2 bedrooms and 2 reception rooms *** Rear galley kitchen *** Outside w.c. *** UPVC sash windows *** In need of comprehensive modernisation and refurbishment

*** Useful outhouses with former fuel store and attached garden shed *** Pleasant and enclosed low maintenance garden - Laid to level lawn with flower and shrub borders *** Gated tarmacadamed driveway with ample parking and turning space

*** Suiting 1st Time Buyers or Investment Purchasers *** Conveniently located within the popular Village Community of Cwmann *** 1 mile distant from the University Town of Lampeter *** Within close proximity to the newly built Ysgol Carreg Hirfaen School *** Viewings recommended



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LOCATION

Cwmann is a suburb of the University Town of Lampeter and is nestled in the Teifi Valley within the North Carmarthenshire hills. The County Town and Administrative Centre of Carmarthen lies some 20 miles to the South with ease of access to the A40 at Llanwrda, within approximately 15 miles. Lampeter offers a wide range of facilities including businesses, recreational, both Junior and Senior Schooling, Garages, Public Houses, Places of Worship, Sainsbury's and Co-op Supermarkets.

GENERAL DESCRIPTION

Hafod Cottage offers a traditional double fronted property with deceptive 2 bedroomed accommodation. The property is in need of comprehensive modernisation and refurbishment but offers great potential.

Externally it enjoys a level lawned area and a tarmacadamed driveway with ample parking and turning space.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC entrance door, staircase to the first floor accommodation.

SITTING ROOM

13' 9" x 6' 9" (4.19m x 2.06m). With open fireplace.



LIVING ROOM

13' 9" x 11' 3" (4.19m x 3.43m). With tiled fireplace, beamed ceiling.



KITCHEN

9' 8" x 5' 8" (2.95m x 1.73m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric water heater, UPVC rear entrance door, access to the loft space.



FIRST FLOOR

BEDROOM 1

14' 2" x 13' 9" (4.32m x 4.19m).



BEDROOM 1 (SECOND IMAGE)



BEDROOM 2

7' 8" x 13' 9" (2.34m x 4.19m). Accessed through Bedroom 1.



BEDROOM 2 (SECOND IMAGE)



EXTERNALLY

OUTSIDE W.C.

With low level flush w.c.

FORMER COAL STORE

GARDEN SHED

18' 0" x 10' 0" (5.49m x 3.05m). Of steel and timber construction.



GARDEN

The property enjoys a pleasant low maintenance enclosed garden area. The garden is laid mostly to level lawn with various shrub and flower borders.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

The property enjoys a gated tarmacadamed driveway with ample parking and turning space for numerous vehicles.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A property offering great potential of traditional charm in a convenient location.

TENURE AND POSSESSION

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

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.

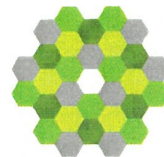
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, UPVC sash windows.

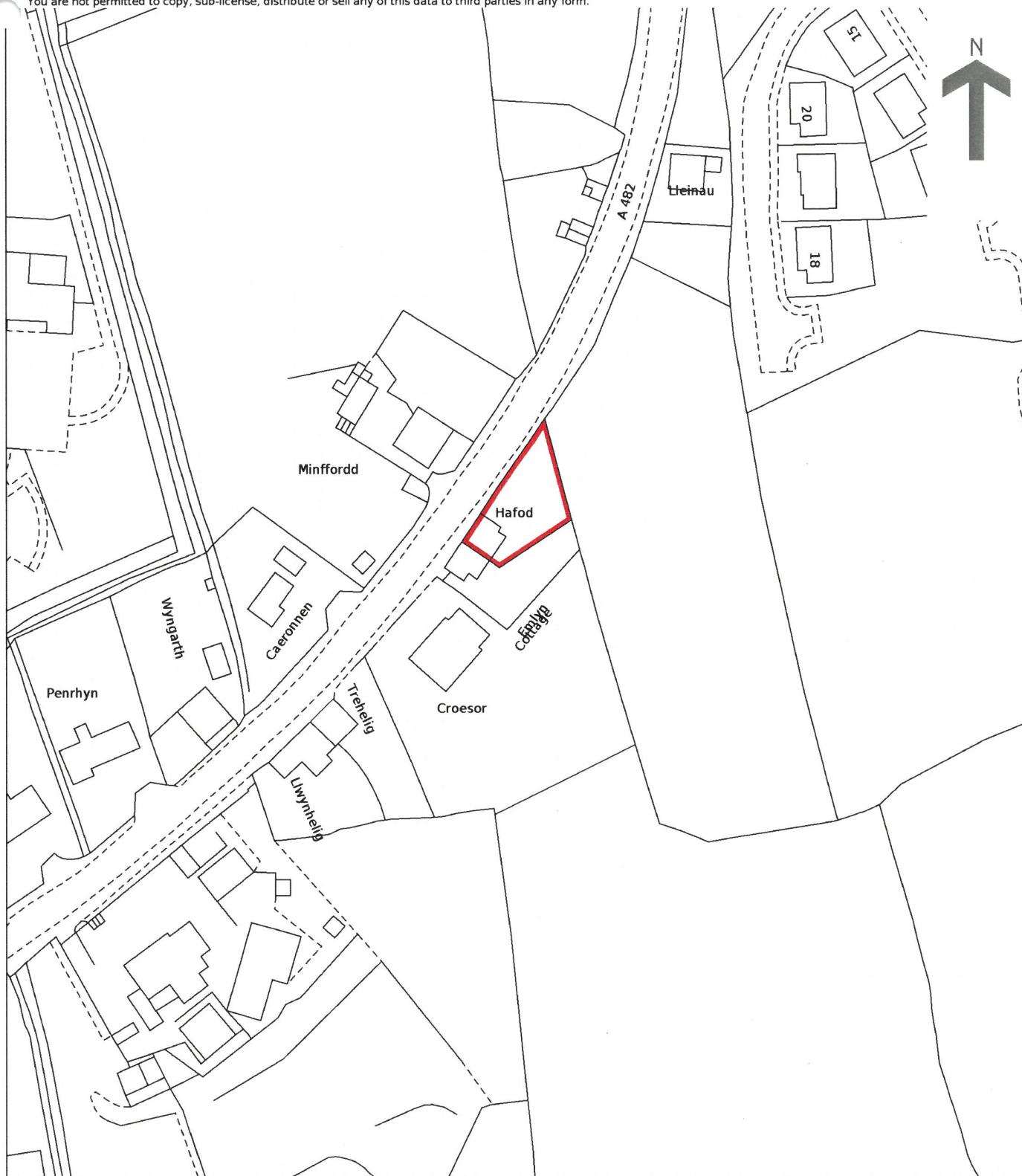
HM Land Registry

Official copy of
title plan

Title number **CYM721154**
Ordnance Survey map reference **SN5846NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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

The property is best approached from our Lampeter Office by taking the A482 from the Town Centre to Cwmann. Proceed through the main Village of Cwmann and at the top of the hill continue past the former Ram Inn Public House and the property will be located on leaving the Village 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

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'.

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

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

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