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RICS



Since 1989

A well positioned 2 bedroomed detached bungalow with low maintenance grounds. 1 mile from Lampeter, West Wales



Aeronfa, Cwmann, Lampeter, Carmarthenshire. SA48 8JP.

REF: R/3462/LD

£170,000

*** No onward chain *** A detached 2 bedroomed bungalow *** Well positioned - 1 mile from Lampeter *** Low maintenance and comfortable living *** Suiting 1st Time Buyers or for retirement living *** UPVC double glazing and mains gas central heating

*** Concreted yard area to the front *** Level lawned area to the rear *** Gated off street parking located to the rear of the property

*** Convenient edge of Town living *** Walking distance to all Town amenities and especially Ysgol Carreg Hirfaen School *** Commuting distance to the Towns of Carmarthen, Aberaeron and Aberystwyth *** Viewing recommended - Contact us today to view



LOCATION

Located in the Village of Cwmann, within 1 mile from the University Town of Lampeter which is famous for the University of Wales Trinity Saint David Campus. Lampeter lies in the heart of the Teifi Valley, an area of outstanding natural beauty.

GENERAL DESCRIPTION

Here lies a well positioned and comfortable 2 bedrooomed detached bungalow in a popular Village position within Cwmann. The property benefits from UPVC double glazing and mains gas central heating.

Externally it is low maintenance and enjoys a concreted yard area to the front and a level lawned area to the rear. It also provides a gated off street parking area.

The property in particular offers the following.

THE ACCOMMODATION

ENTRANCE PORCH

To

LIVING ROOM

16' 0" x 12' 5" (4.88m x 3.78m). With an 'L' shaped brick gas fireplace with back boiler.



KITCHEN

13' 6" x 12' 5" (4.11m x 3.78m). A fitted Oak Kitchen with a range of wall and floor units with work surfaces over, stainless steel single drainer sink unit, fitted oven, 4 ring hob with extractor hood over, plumbing and space for automatic washing machine, rear UPVC entrance door to the garden.



INNER HALLWAY

With airing cupboard.

BEDROOM 1

8' 10" x 8' 3" (2.69m x 2.51m). With radiator.

**BEDROOM 2**

12' 7" x 12' 2" (3.84m x 3.71m). With fitted wardrobes and radiator.

**BATHROOM**

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

**EXTERNALLY - LOW MAINTENANCE****GROUNDS**

To the front lies a concreted yard area and to the rear lies a level lawned area, all of which being nicely presented and having walled boundary.

**PARKING AND DRIVEWAY**

To the rear of the property lies a gated tarmacadamed parking area with ample parking.

**FRONT OF PROPERTY**

REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned detached bungalow within close proximity to the University Town of Lampeter.

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 - '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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From our Lampeter Office proceed along Bridge Street along the A482 passing the Coop Supermarket and Spartan Motor Factors. Continue up the hill into Cwmann and the property can be found 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 