

A highly appealing three storied 3 bedroomed semi detached house. Highly sought after cul-de-sac. 1 mile from Lampeter, West Wales



26 Cwrt Deri, Cwmann, Lampeter, Carmarthenshire. SA48 8EJ.

£199,950

REF: R/3857/LD

*** Perfect Family home - Space and convenience *** Well appointed and presented throughout *** Deceptively spacious three storied semi detached house *** 3 bedroomed, 2 bathroomed Family sized accommodation *** Mains gas fired central heating and UPVC double glazing *** Modern and upgraded kitchen and bathroom *** Tastefully decorated and presented - Ready to move into

*** Located on a sought after and highly appealing residential cul-de-sac *** Nicely presented and landscaped rear garden with large patio and raised lawned area - Private and not overlooked *** Enjoying beautiful views to the rear over open farmland *** Garden shed - 10' x 8' with electricity connected *** Tarmacadamed driveway with parking for two vehicles

*** Within walking distance to the brand new Ysgol Carreg Hirfaen School *** Town amenities lie within 1 mile of the University Town of Lampeter *** A must view - Contact us today



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



LOCATION

Located in a well situated popular cul-de-sac within the community of Cwmann having a Primary School and only 1 mile from the University and Market Town of Lampeter which offers an excellent range of facilities including Primary and Comprehensive Schooling, Leisure Centre, a good range of Shops and Administrating facilities and University of Wales Trinity Saint David Campus. The property is within easy driving distance to the County Town of Carmarthen, to the South, the University Town Coastal Resort and Administrative Centre of Aberystwyth to the North, and the Ceredigion Heritage Coastline to the West.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this deceptive and well presented three storied 3 bedroomed, 2 bathroomed semi detached property which is positioned within a sought after residential cul-de-sac.

The property is well presented throughout with a modern and upgraded kitchen and bathroom. It perfectly suits Family living and benefits from mains gas fired central heating, double glazing and good Broadband speeds.

Externally it boasts a delightful landscaped garden area with a large patio and raised lawn, being private, and enjoying far reaching views over open farmland.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a half glazed front entrance door, radiator.

UTILITY ROOM

Formerly being the ground floor w.c. which could be easily re-established with plumbing in-situ, space and plumbing for a tumble dryer.

KITCHEN



15' 0" x 7' 8" (4.57m x 2.34m). With modern fitted units with laminate wood effect worktops, stainless steel single drainer sink unit with mixer tap, 4 ring gas hob with extractor hood over, electric AEG oven, plumbing and space for automatic washing machine, integrated dishwasher, radiator, space for upright fridge/freezer, tiled flooring, mains gas fire central heating boiler running all domestic services.

LIVING ROOM



15' 9" x 15' 0" (4.80m x 4.57m). A perfect Family room with a picture window to the garden, fully glazed UPVC door opening onto the patio area, T.V. point, laminate flooring, radiator, timber staircase to the first floor accommodation with understairs storage.

FIRST FLOOR

LANDING

With radiator and storage cupboard.

FRONT BEDROOM 2



15' 0" x 9' 5" (4.57m x 2.87m). With radiator and understairs storage cupboard.

BATHROOM



8' 4" x 5' 3" (2.54m x 1.60m). A recently modernised suite with Aqua boarding/splashbacks, panelled bath with shower over, low level flush w.c., vanity unit with rectangular wash hand basin with mixer tap, chrome towel rail and extractor fan.

REAR BEDROOM 3



9' 4" x 8' 4" (2.84m x 2.54m). With radiator and views over the garden.

SECOND FLOOR

PRINCIPAL BEDROOM 1



15' 4" x 11' 6" (4.67m x 3.51m) into dormer. With radiator and storage.

EN-SUITE SHOWER ROOM TO BEDROOM 1



A delightful suite with a low level flush w.c., pedestal wash hand basin, corner shower cubicle with mains fed shower, heated towel rail, extractor fan and Velux window.

EXTERNALLY

GARDEN



The property boasts a private garden area recently being landscaped with raised gravelled beds along with a large patio with steps leading onto a level lawned area. The garden is enclosed and enjoys far reaching views to the rear over open farmland. It provides fantastic outdoor Family space or for outdoor entertaining and dining. It is also accessed via a pathway from the side of the property.

GARDEN (SECOND IMAGE)



GARDEN SHED



10' 0" x 8' 0" (3.05m x 2.44m). With electricity connected.

PARKING AND DRIVEWAY



A tarmac driveway to the front with parking for up to two vehicles.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENTS COMMENTS

The most perfect Family home. Beautifully presented inside and out.

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 - '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 fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Directions

From Lampeter proceed to Cwmann. Proceed up the hill and the entrance to Cwrt Deri will be found on the left hand side. As you enter the cul-de-sac please continue straight ahead and the property will be located 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'.

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+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]