

*A conveniently positioned 3 bedroomed semi detached house with large lounge, conservatory and detached workshop/studio. Cwmann, 1 mile from Lampeter, West Wales*



**Glynderi, 1 Heol Y Fedw, Cwmann, Lampeter, Carmarthenshire. SA48 8HP.**

**£210,000**

**REF: R/3726/LD**

\*\*\* No onward chain \*\*\* A convenient semi detached house \*\*\* Detached workshop measuring 22'9" x 14'2" (suitable as home office/studio/gym) \*\*\* Deceptive 3 bedroomed, 2 bathroomed accommodation \*\*\* Offering the perfect Family home \*\*\* Mains gas central heating, double glazing and good Broadband speeds available

\*\*\* A corner plot with access via a side service lane \*\*\* Useful detached garage measuring 20' x 16' with electric up and over door \*\*\* Off street parking area for a number of vehicles \*\*\* Low maintenance gardens to the front and rear with large paved patio and raised flower and shrub beds \*\*\* Front garden laid to lawn

\*\*\* Convenient and popular Village position - Close to Carreg Hirfaen Primary School \*\*\* 1 mile from Lampeter - Within walking distance to all Town amenities \*\*\* Great potential - Viewings highly recommended \*\*\* Highly sought after location



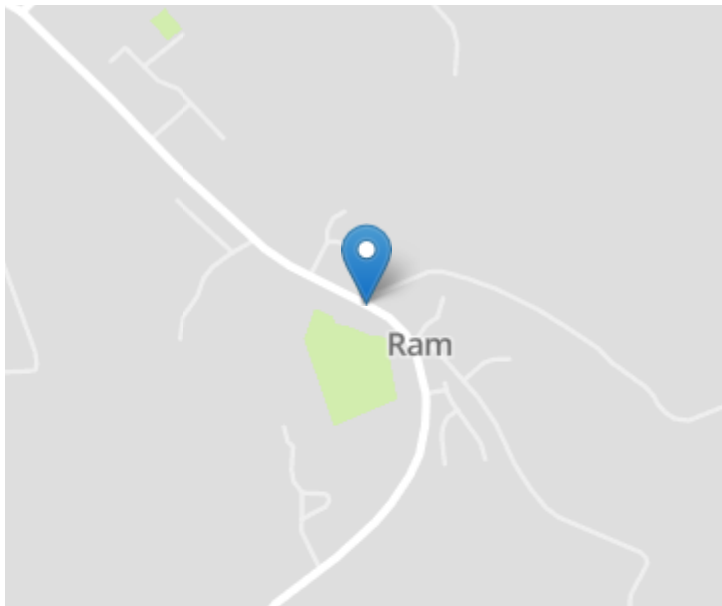
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## LOCATION

The property is well positioned in the edge of the popular Village of Cwmaman offering a good range of local facilities, approximately 1 mile distance from the University and Market Town of Lampeter, being the main service centre of the locality with a wide range of facilities, including Primary and Secondary Schooling, Doctors Surgery, Bank, Shops, Supermarkets and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

Here lies a conveniently positioned semi detached house enjoying an extensive plot with front and rear gardens laid to lawn and patio. Internally it is deceptive in size with 3 bed roomed, 2 bathroomed accommodation with the welcome addition of a conservatory that overlooks the rear garden.

Additionally it enjoys access via a side service lane with a detached garage with an electric up and over door and a separate parking area that boasts a workshop with an inspection pit. In all a highly desirable Family home in a convenient position just outside the University Town of Lampeter. The property has been in the same Family for over 70 years and currently consists of the following.

## THE ACCOMMODATION

### FRONT PORCH



With UPVC front entrance door.

### RECEPTION HALL

With staircase to the first floor accommodation and cloak cupboard.

### GROUND FLOOR SHOWER ROOM



Being fully tiled with a corner shower cubicle with Triton electric shower, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.



## LIVING ROOM



16'7" x 13'7", a fantastic sized Family room with an ornamental fireplace housing the Baxi gas fire with a back boiler running all domestic systems within the property, fitted airing cupboard and laundry cupboard, sliding patio doors to the Conservatory.

## KITCHEN



11'4" x 9'3", a fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, electric cooker, 4 ring hob, radiator, large pantry cupboard.

## CONSERVATORY



16'2 x 9'6", of brick and UPVC construction under a polycarbonate roof, double patio doors opening onto the rear garden area.

## FIRST FLOOR

### LANDING

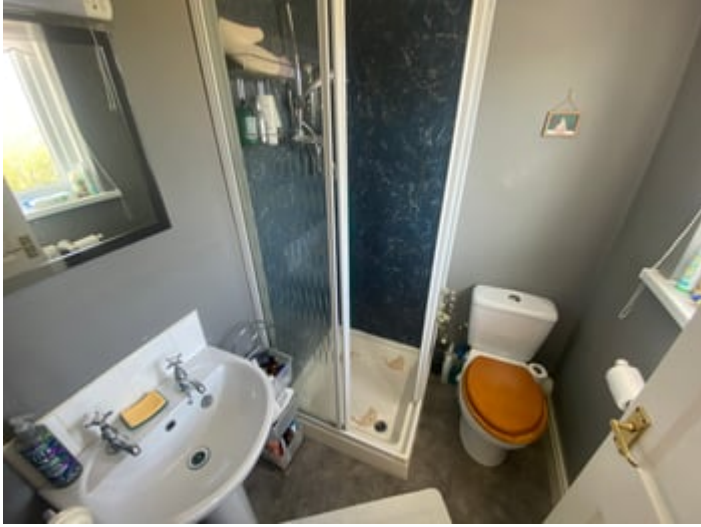
With radiator, access to the loft space via a drop down ladder.

### BEDROOM 1



11'6" x 8'8", with built-in cupboard with sliding doors, radiator.

## FIRST FLOOR SHOWER ROOM



With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, shaver light and point, extractor fan.

## BEDROOM 2



10'4" x 9'2", with radiator, enjoying views to the rear over open farmland and the Teifi Valley.

## BEDROOM 3



13'4" x 7'2", with radiator, built-in wardrobes with sliding doors.

## LOFT SPACE

Accessed via a drop down ladder to centrally boarded and insulated loft space.

## EXTERNALLY

### LARGE STORE SHED

14'6" x 5', with electricity connected and adjoining the Conservatory.

### DETACHED GARAGE



20' x 16', with electric up and over door, side service door, and having access via the side service lane.

### PARKING

Off street parking for two vehicles.

### WORKSHOP



22'9" x 14'2", of timber and corrugated iron construction. A large useful space with double door entrance with electricity connected and a deep inspection pit.



**WORKSHOP (SECOND IMAGE)****REAR GARDEN****PARKING AND DRIVEWAY**

The plot offers further parking and amenity area.

**GARDEN**

The property enjoys a generous corner plot with a front and rear garden. To the front lies a well maintained low maintenance lawned garden area. To the rear lies a paved patio, being enclosed, private, with Pedestrian rear access from the parking area and a GREENHOUSE. In all a delightful Family sized property being convenient, spacious and well appointed.

**FRONT GARDEN****REAR GARDEN (SECOND IMAGE)****FRONT OF PROPERTY**

## REAR OF PROPERTY



### AGENT'S COMMENTS

A deceptively spacious and convenient Family home with good outbuildings.

### 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

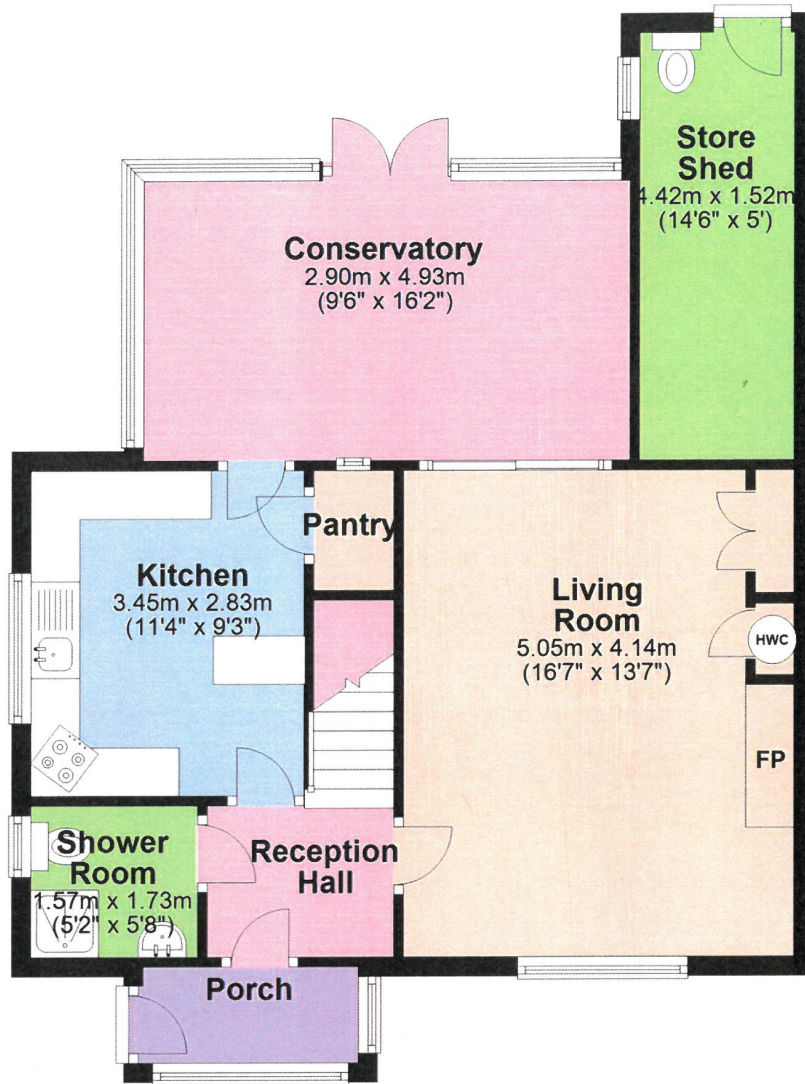
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Energy Efficiency Rating

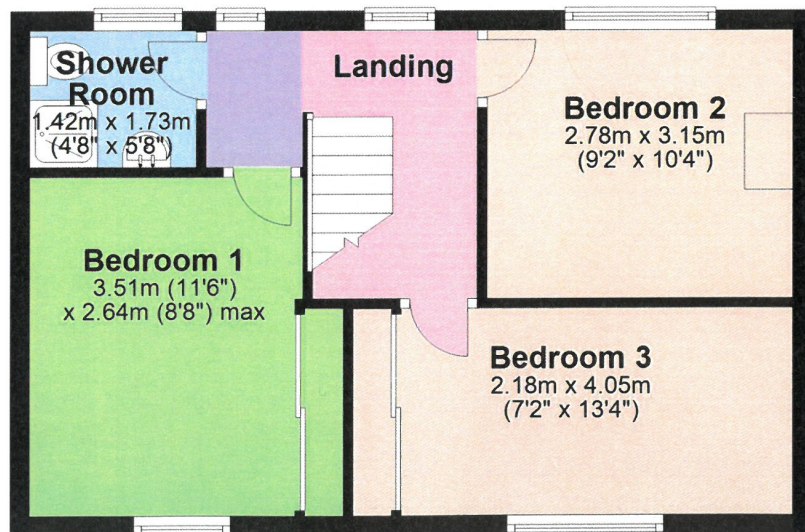
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor



## First Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Glynderi, 1 Heol Y Fedw, Cwmann, Lampeter**



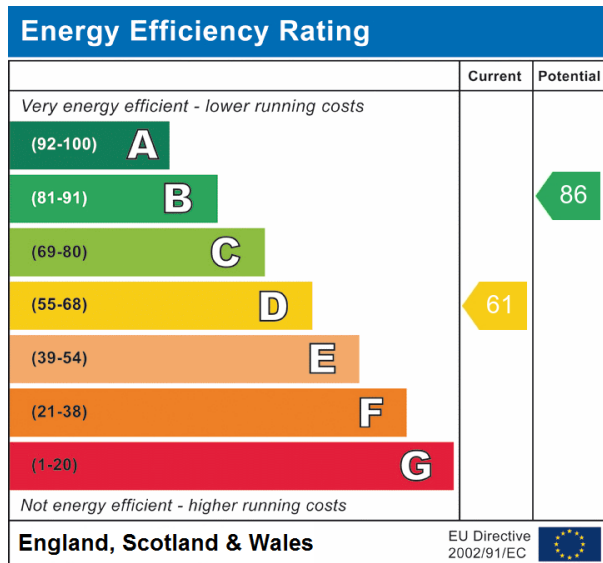
### Directions

From our Lampeter Office turn left on the square and proceed along Bridge Street. Continue out of Town, over the bridge, and continue up the hill into Cwmann. The property can be found at the top of the hill on your left hand side.

**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](http://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 beautiful property, contact us:

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