

Regulated by:



RICS



Since 1989

A convenient refurbished 2 bedroomed self contained flat. Cwmann, near Lampeter, West Wales



34 Heol Hathren Cwmann, Lampeter, Carmarthenshire. SA48 8JR.

REF: R/2833/LD

£90,000

*** No onward chain - Priced to sell *** Convenient well positioned first floor self contained flat
- With long Leasehold Tenure remaining *** 2 bedroomed refurbished accommodation - Modern
kitchen and decorated throughout *** Newly fitted mains gas central heating, double glazing and
good Broadband speeds

*** Lawned side and rear garden - Being low maintenance *** Popular Village Community of
Cwmann *** Less than one mile from the University Town of Lampeter *** Short walk to all of
Lampeter's amenities *** Perfect as a first home or an investment purchase *** To view -
Contact us today

LOCATION

Cwmann is located on the outskirts of the University and Shopping Town of Lampeter in the heart of the Teifi Valley, 20 or so miles North from Carmarthen and 12 miles inland from the Cardigan Bay Coast at Aberaeron.

GENERAL DESCRIPTION



Here we have a traditionally built first floor flat being available on a long Leasehold Tenure of approximately 108 years remaining. The accommodation has recently been refurbished to offer modern living with newly fitted mains gas fired central heating boiler.

Externally it enjoys a low maintenance lawned rear and side garden.

The accommodation at present offers more particularly the following:-

ENTRANCE HALLWAY

Having access via a UPVC half glazed entrance door, staircase leading to the first floor accommodation.

LARGE CLOAK CUPBOARD

7' 0" x 3' 0" (2.13m x 0.91m).

INNER HALL

With staircase from the Entrance Hall, access to the loft space, radiator.



REAR BEDROOM 2

6' 7" x 6' 0" (2.01m x 1.83m). With radiator.



FRONT BEDROOM 1

13' 4" x 8' 8" (4.06m x 2.64m). With radiator.



BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m). A pleasant modern suite comprising of a panelled bath with Heat Store shower over, low level flush w.c., pedestal wash hand basin, extractor fan, chrome heated towel rail.



KITCHEN

13' 8" x 8' 0" (4.17m x 2.44m). A modern Shaker style kitchen with single sink and drainer unit, cooker space and point with extractor hood over, plumbing and space for automatic washing machine, radiator, boiler cupboard housing the Ideal Mexico mains gas central heating boiler (fitted in 2020).



LIVING ROOM

13' 3" x 10' 9" (4.04m x 3.28m). With radiator.



EXTERNALLY

GARDEN

A level lawned garden is located to the side and rear of the property, being low maintenance and well presented.



GARDEN (SECOND ANGLE)



PARKING

On street parking.

TENURE AND POSSESSION

We are informed the property is of LEASEHOLD TENURE with approximately 108 years remaining and will be vacant on completion. No onward chain.

BUILDING INSURANCE

We are informed by the current Vendor that a payment of approximately £240.00 per annum is due for Insurance.

GROUND RENT

Approximately £10.00 per year.

COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'C'.

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, good Broadband speeds available.

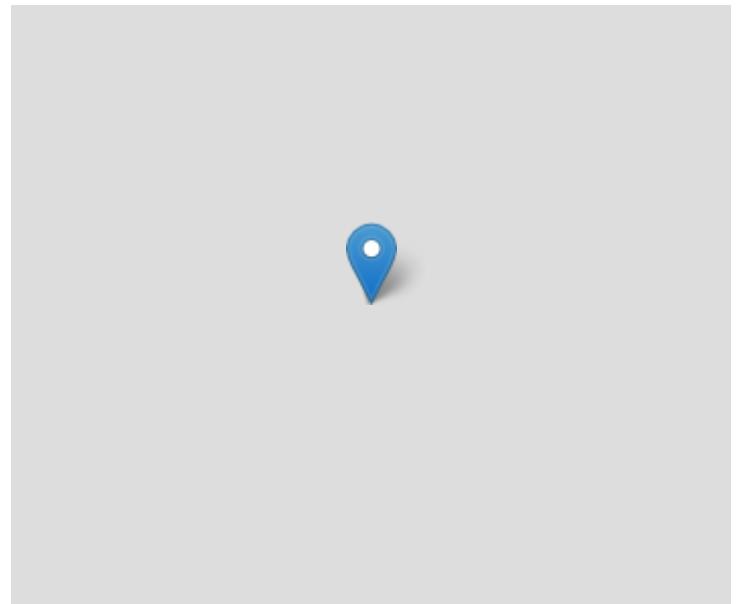
Directions

From our Lampeter Office proceed along the A482 to Cwmann, proceeding up the hill into Cwmann. Turn left into Heol Hathren. The property will be found 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 our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 