

*A modern detached 5/6 bed roomed country property. Cwmann, 3 miles from Lampeter, West Wales*



**Esgair, Cwmann, Lampeter, Carmarthenshire. SA48 8HA.**

**£465,000**

**REF: R/5017/LD**

\*\*\* No onward chain \*\*\* A modern detached country property \*\*\* Spacious well appointed 5/6 bed roomed, 2 bathroomed accommodation \*\*\* Newly upgraded oil fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Perfect Family home with 3 good sized reception rooms

\*\*\* Useful double garage offering potential for further accommodation/annexe (subject to consent) \*\*\* Tarmacadamed drive with ample parking and turning space \*\*\* Landscaped gardens with an extensive terraced patio and lawned areas backing onto open country fields \*\*\* Magnificent views over the North Carmarthenshire hillside

\*\*\* Only 3 miles from the University Town of Lampeter with a good range of facilities, Primary and Secondary Schooling, Leisure facilities and Supermarkets \*\*\* A Family home deserving early viewing



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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## LOCATION

The property enjoys a convenient position located a short drive from the A482 roadway that lies 3 miles South from the University Town of Lampeter. The property commands fantastic views over the surrounding Carmarthenshire hillside. The Town of Lampeter offers a good range of local facilities including Primary and Secondary Schooling, Supermarkets, Doctors Surgery, Chemists, Optician, etc., and the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION



A substantial and modern detached country residence having fine rural views across the North Carmarthenshire countryside. The property lies approximately 3 miles from the University Town of Lampeter in a rural but convenient location. The property offers 5/6 bedroomed accommodation with ample ground floor living areas providing the perfect Family home.

The integral double garage offers potential for further accommodation or as an annexe (subject to consent). To the rear it enjoys a landscaped garden area with an extensive terraced patio, all of which enjoying fine country views.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## FRONT ENTRANCE PORCH

Accessed via a UPVC front entrance door, tiled flooring.



## RECEPTION HALL

With a front entrance door staircase to the first floor accommodation, understairs storage cupboard, radiator.



## LIVING ROOM

14' 4" x 15' 7" (4.37m x 4.75m). With an attractive brick built open fireplace and surround with feature arches to both side on a raised tiled hearth, radiator.



## DINING ROOM

19' 8" x 10' 5" (5.99m x 3.17m). With radiator, patio doors opening onto the rear garden area.



## KITCHEN

15' 1" x 14' 2" (4.60m x 4.32m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, built-in Neff electric double oven, Range Master 5 ring hob, double aspect windows over the rear garden, plumbing for dishwasher, breakfast bar, radiator.



## KITCHEN (SECOND IMAGE)



## UTILITY ROOM

With fitted floor cupboards with work surfaces over, plumbing and space for automatic washing machine and tumble dryer, side entrance door.



## INNER HALL/CLOAKROOM

Leading to

## BATHROOM

Having a modern fully tiled suite with a P shaped panelled bath with shower and screen over, pedestal wash hand basin, low level flush w.c., radiator.



### GAMES ROOM/BEDROOM 6

17' 9" x 12' 0" (5.41m x 3.66m). With radiator, built-in cupboard housing the recently fitted Worcester oil fired central heating boiler, door connecting through to the garage.



### DOUBLE GARAGE

22' 3" x 26' 7" (6.78m x 8.10m). With two up and over doors, side service door, electricity connected, vaulted ceiling for additional storage. The garage offers itself nicely for conversion into further living accommodation or as a separate annexe (subject to consent).

## FIRST FLOOR

### LANDING

Accessed from the staircase in the Reception Hall.

### FRONT BEDROOM 5

11' 10" x 10' 7" (3.61m x 3.23m). With radiator.



### FRONT BEDROOM 3

12' 0" x 11' 6" (3.66m x 3.51m). With radiator, built-in double wardrobes.



### FRONT BEDROOM 2

15' 1" x 13' 9" (4.60m x 4.19m). With two radiators, two windows to the front, built-in cupboards and shelving area.



## REAR BEDROOM 4



11' 0" x 12' 7" (3.35m x 3.84m). With radiator.

## PRINCIPLE BEDROOM 1

14' 9" x 14' 1" (4.50m x 4.29m). With double aspect windows, fitted wardrobes and matching bedside cabinets and overbed cupboards, radiator, double aspect windows.



## SHOWER ROOM

A luxury fully tiled modern suite comprising of a walk-in 5ft double shower cubicle, pedestal wash hand basin, low level flush w.c., radiator, spot lighting.



## EXTERNALLY

### REAR GARDEN

To the rear of the property lies a private and enclosed garden area laid mostly to mature level lawned areas being well stocked with a range of mature shrubs and trees. A particular feature of the property is its extensive paved patio/seating area that commands magnificent views over the North Carmarthenshire hillside. The property perfectly suits Family accommodation with ample space.



## REAR GARDEN (SECOND IMAGE)



## PATIO



## PARKING AND DRIVEWAY

To the front of the property lies a tarmacadamed base providing ample parking and turning space. Please note the property enjoys a right of way over the private track.



## REAR OF PROPERTY



## VIEWS FROM PROPERTY



## **PLEASE NOTE**

We would like to inform potential Purchasers that there is a former Egg Packaging Station located close to the property. It is currently empty.

## **AGENT'S COMMENTS**

A highly sought after and substantial country property in a rural but 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 - 'G'.

## **MONEY LAUNDERING REGULATIONS**

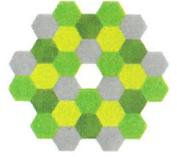
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## **Services**

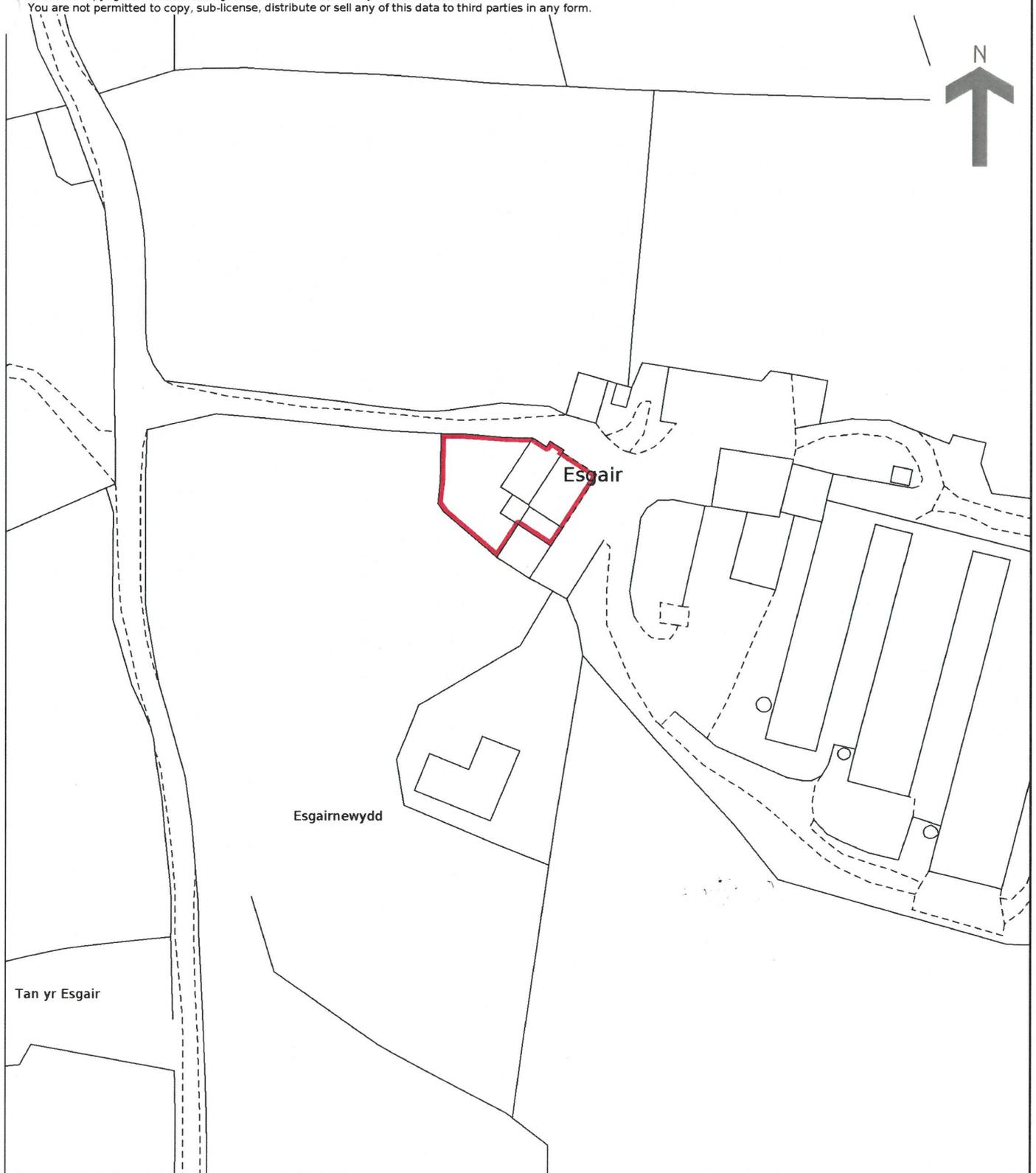
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **CYM809325**  
Ordnance Survey map reference **SN6043NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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**Council Tax:** Band G

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (58)

**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

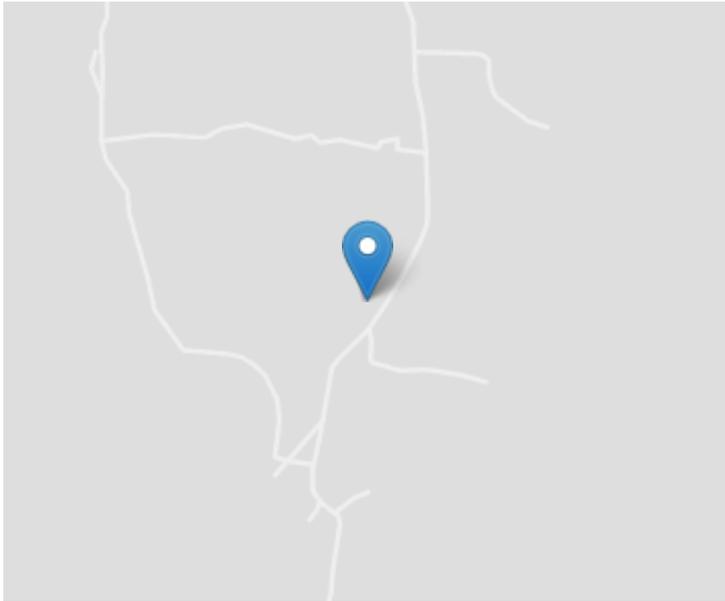
**Is the property listed?** No

**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?** Yes



### Directions

From Lampeter take the A482 road. Continue up through the Village of Cwmann proceeding for a further approximately 2 miles. At the sharp 'S' bend take the right hand turning. Continue down this lane for a further 200 yards. The driveway is then located on your left hand side. Continue down the lane and the property will be the first on your right.

**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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(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	

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

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