

Regulated by:



**RICS**



Since 1989

*An attractive detached Executive style house with 4 bedrooms, 2 bathrooms, level rear garden and off street parking. Cwmann, near Lampeter*



**19 Cae Coedmore, Cwmann, Lampeter, Carmarthenshire. SA48 8EH.**

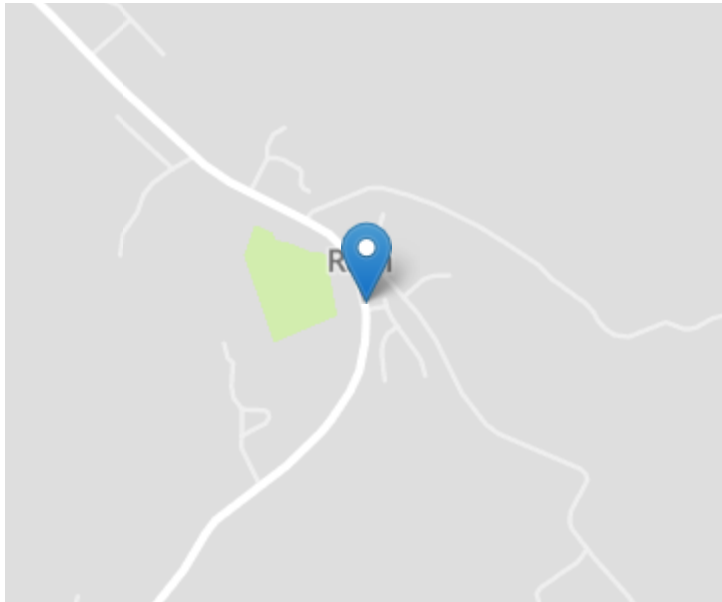
**REF: R/3837/LD**

**£290,000**

\*\*\* An appealing highly sought after Executive style detached house \*\*\* Spacious and well appointed 4 bed roomed, 2 bathroomed accommodation - Well laid out and perfectly suiting a Family home \*\*\* Mains gas central heating, UPVC double glazing and good Broadband speeds available \*\*\* Modern kitchen and recently refurbished bathroom suite

\*\*\* Well maintained grounds laid to lawn with patio \*\*\* Secure fenced boundaries \*\*\* Tarmacadamed driveway with parking for two vehicles to the front \*\*\* Integral garage with utility room

\*\*\* Within level walking distance to the brand new Ysgol Carreg Hirfaen Primary School and Lampeter Town Centre \*\*\* Sought after executive development in a popular semi rural location \*\*\* Deserving early viewing - Contact us today to view



## LOCATION

The property is positioned within the popular Community of Cwmann with a good range of local facilities including brand new Primary School, Places of Worship and Village Hall, only 1 mile distant from the University and Market Town of Lampeter with comprehensive schooling and a good range of retail facilities, being the major employment centre of the Mid Ceredigion region, and also home to the University of Wales Trinity Saint David Campus.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this executive 4 bedrooomed, 2 bathroomed detached residence situated in a popular and sought after cul-de-sac. The property is well appointed and offers generous Family living accommodation whilst benefiting from mains gas central heating, UPVC double glazing and good Broadband speeds.

Externally it enjoys a comfortable plot with a front and rear lawned garden, a tarmacadamed driveway and the benefit of an integral garage.

The property in particular offers the following.

## THE ACCOMMODATION

### RECEPTION HALL

Accessed via a UPVC front entrance door, engineered oak flooring, staircase to the first floor accommodation, radiator.

### CLOAKROOM

With low level flush w.c., wash hand basin, radiator.

## KITCHEN/DINER

23' 8" x 11' 1" (7.21m x 3.38m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, fitted electric oven, 4 ring gas hob with extractor hood over, integrated dishwasher, radiator, tiled flooring, window overlooking the rear garden.



## KITCHEN/DINER (SECOND IMAGE)



## DINING AREA





## UTILITY ROOM

With UPVC rear entrance door, plumbing for automatic washing machine and tumble dryer, door through to the Integral Garage.

## INTEGRAL GARAGE

With an up and over door, housing the central heating boiler.

## LIVING ROOM

14' x 10' 10" (4.27m x 3.30m). With radiator, oak engineered flooring, opening onto the second Reception Room.



## REAR SITTING ROOM/POOL ROOM

11' x 9' 2" (3.35m x 2.79m). With radiator, French doors opening onto the patio and garden area, engineered oak flooring.



## FIRST FLOOR

### GALLERIED LANDING

Having access to the airing cupboard and loft space.



### FRONT BEDROOM 1

13' 3" x 11' (4.04m x 3.35m). With radiator.



### EN-SUITE SHOWER ROOM

A modern suite with half tiled walls, shower cubicle, pedestal wash hand basin, low level flush w.c., radiator, extractor fan.



## FAMILY BATHROOM

Recently refurbished, being modern, with a pea shaped bath with double headed shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, shaver light and point.



## FRONT BEDROOM 2

9' 1" x 8' (2.77m x 2.44m). With radiator.



## REAR BEDROOM 3

11' 2" x 11' 10" (3.40m x 3.61m). With radiator, view over the rear garden.



## REAR BEDROOM 4

10' x 8' (3.05m x 2.44m). With radiator, view over the rear garden.





## EXTERNALLY

### GARDEN

The property sits within a comfortable plot within the cul-de-sac. The garden is laid to lawn with a fence boundary and enjoys paved pathways to either side for ease of access.



### GARDEN (SECOND IMAGE)



### PATIO AREA

A paved patio area is located just outside the patio doors.



## PARKING AND DRIVEWAY

A tarmacadamed driveway to the front with parking for up to 2/3 vehicles.



## AGENT'S COMMENTS

An attractive and highly appealing detached residence in a sought after cul-de-sac.

## 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 - 'F'.

## 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.

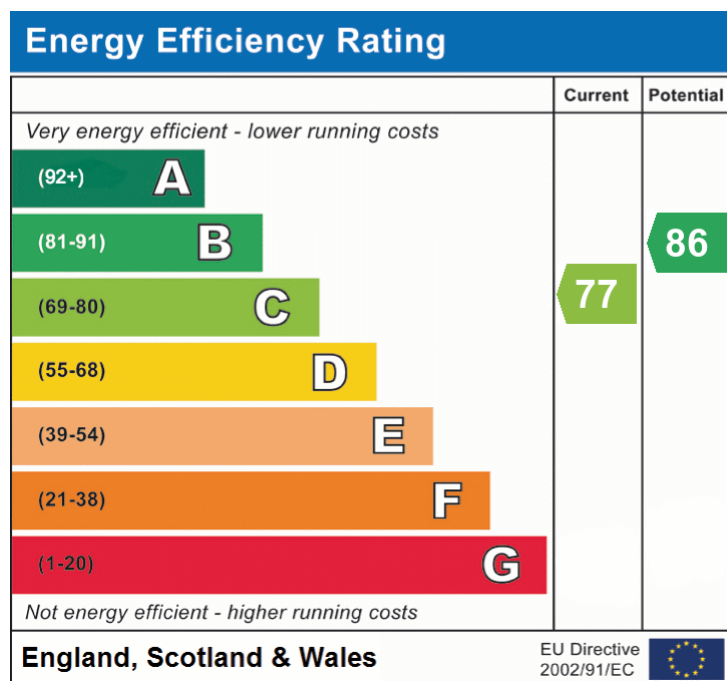
## Directions

The property is best approached from our Lampeter Office by taking the A482 from the Town Centre to Cwmann. Proceed through the main Village of Cwmann. At the top of the hill with the former 'Ram Inn Public House' on your left hand side continue on the main and the entrance to Cae Coedmore is the next entrance on your left hand side. Continue through the Estate taking the right hand turn and the property will be located thereafter on your left hand side, as identified by the Agents 'For Sale' board.

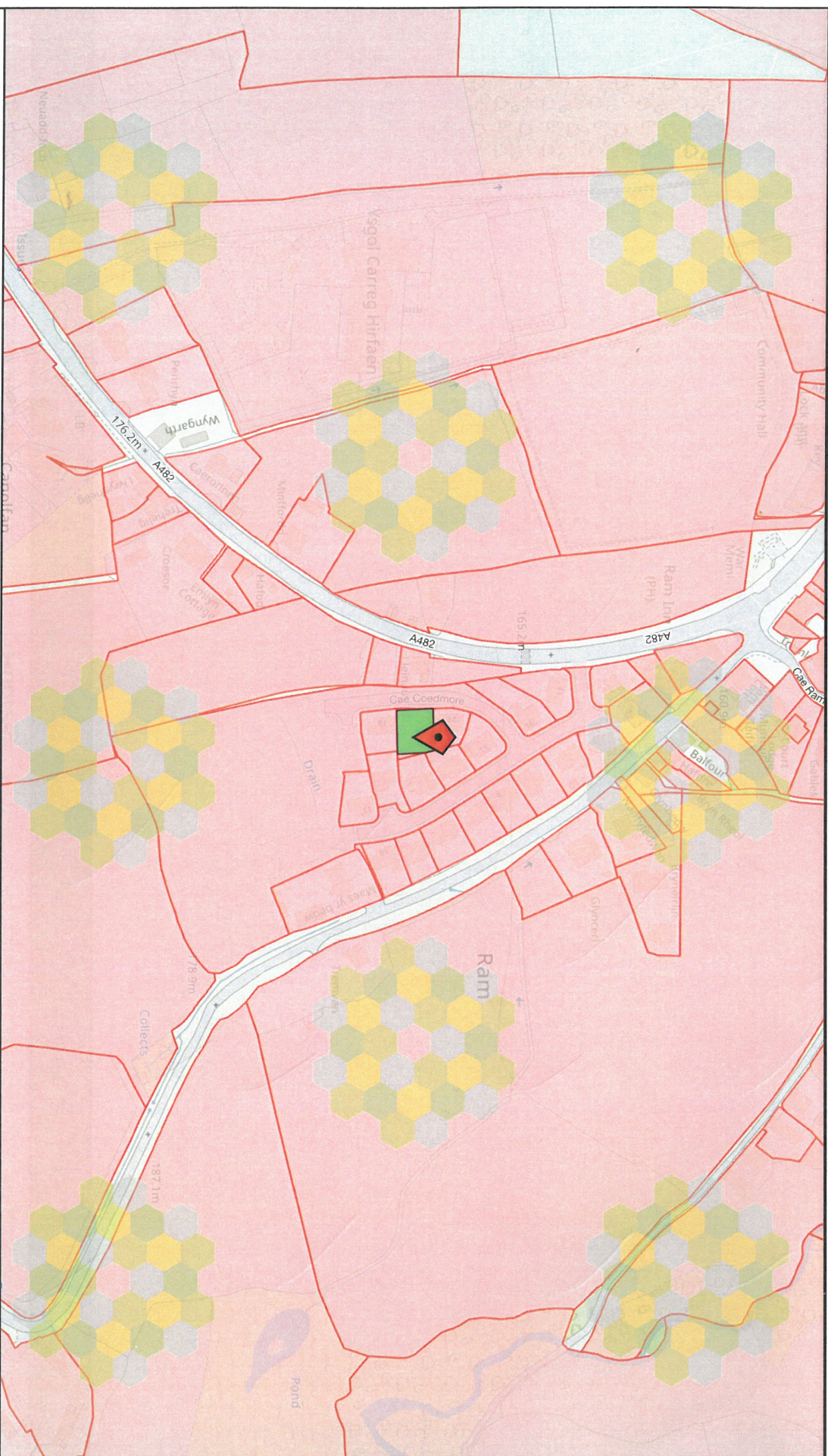
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 19 SEPTEMBER, 2023