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Local knowledge, National coverage

A nicely positioned end of terrace 3 bedroomed cottage with rear garden and garage. Cwmann, 1 mile from Lampeter, West Wales









21 Treherbert Street, Cwmann, Lampeter, Carmarthenshire. SA48 8EP.

£99,950

REF: R/5427/LD

*** No onward chain - Priced to sell *** A well positioned end of terrace cottage *** Deceptive 3 bedroomed accommodation *** In need of modernisation and updating *** Mains gas connection to the property *** UPVC double glazing

*** Delightful rear garden (former vegetable garden) with potting shed *** Garden store/workshop measuring 10' x 8' *** Rear Pedestrian and vehicular access - Possibility for off street parking

*** Perfectly suiting 1st Time Buyers, Family Occupiers or for Investment Purchasers *** A must view opportunity - A property with great potential *** Contact us to view today

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LOCATION

Well situated within the Community of Cwmann, having a Primary School, less than 1 mile from the University Town of Lampeter in the heart of the Teifi Valley, offering an excellent range of facilities including Primary and Comprehensive Schooling, Leisure Centre, a good range of Shops, Administrative facilities and the University of Wales Trinity Saint David Campus, within 20 miles North from the County Town and Administrative Centre of Carmarthen, a 30 minute drive from the University Town Coastal Resort and Administrative Centre of Aberystwyth and 12 miles inland from the Cardigan Bay Coastline at Aberaeron, to the West.

GENERAL DESCRIPTION

A well positioned and deceptive 3 bedroomed end of terrace cottage located in a sought after Village location. The property is in need of modernisation and updating but offers a great opportunity for 1st Time Buyers, Family Occupiers or Investment Purchasers. It benefits from mains gas connection and UPVC double glazing.

Externally lies a rear garden, being a former vegetable garden, along with a potting shed and a garden store/workshop. There is rear Pedestrian and vehicular access with the possibility for off street parking with the removal of the garden shed/workshop.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Leading to front Reception Room.

FRONT RECEPTION ROOM

10' 6" x 8' 9" (3.20m x 2.67m). With fireplace.



LIVING ROOM

11' 9" x 10' 10" (3.58m x 3.30m). With open fireplace, laminate flooring, understairs storage cupboard, staircase to the first floor accommodation.



KITCHEN

11' 5" x 7' 9" (3.48m x 2.36m). A fitted kitchen with wall and floor units, single drainer sink unit, plumbing for washing machine, cooker point.



SHOWER ROOM

8' 6" x 3' 8" (2.59m x 1.12m). With shower cubicle with electric shower, low level flush w.c., wash hand basin.



LEAN-TO UTILITY AREA

Open fronted with Perspex clad roof.



FIRST FLOOR

LANDING

Approached via an internal enclosed staircase from the Living Room.

BEDROOM 1

8' 5" x 6' 9" (2.57m x 2.06m).



BEDROOM 2

11' 6" x 7' 5" (3.51m x 2.26m). With cast iron fireplace.



BEDROOM 3

9' 5" x 9' 3" (2.87m x 2.82m). With cast iron fireplace, hanging wardrobe area off.



EXTERNALLY

GARDEN SHED/WORKSHOP

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



POTTING SHED



GARDEN

To the rear of the property lies a walled rear garden, formerly a vegetable garden, that could offer great potential. The property benefits from side Pedestrian access point and rear.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING

On street parking only. Possible parking to the rear with the removal of the garden shed/workshop.

FRONT OF PROPERTY



REAR OF PROPERTY



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 - 'C'.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the Purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their Solicitor or Financial Adviser.

MONEY LAUNDERING REGULATIONS

To comply with Government Anti-Money Laundering Legislation we are legally required to carry out identity and verification checks on all Buyers and Sellers. We work with our trusted and industry-recognised Partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45.00, plus VAT, per Person, is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the Solicitors and progress the transaction.

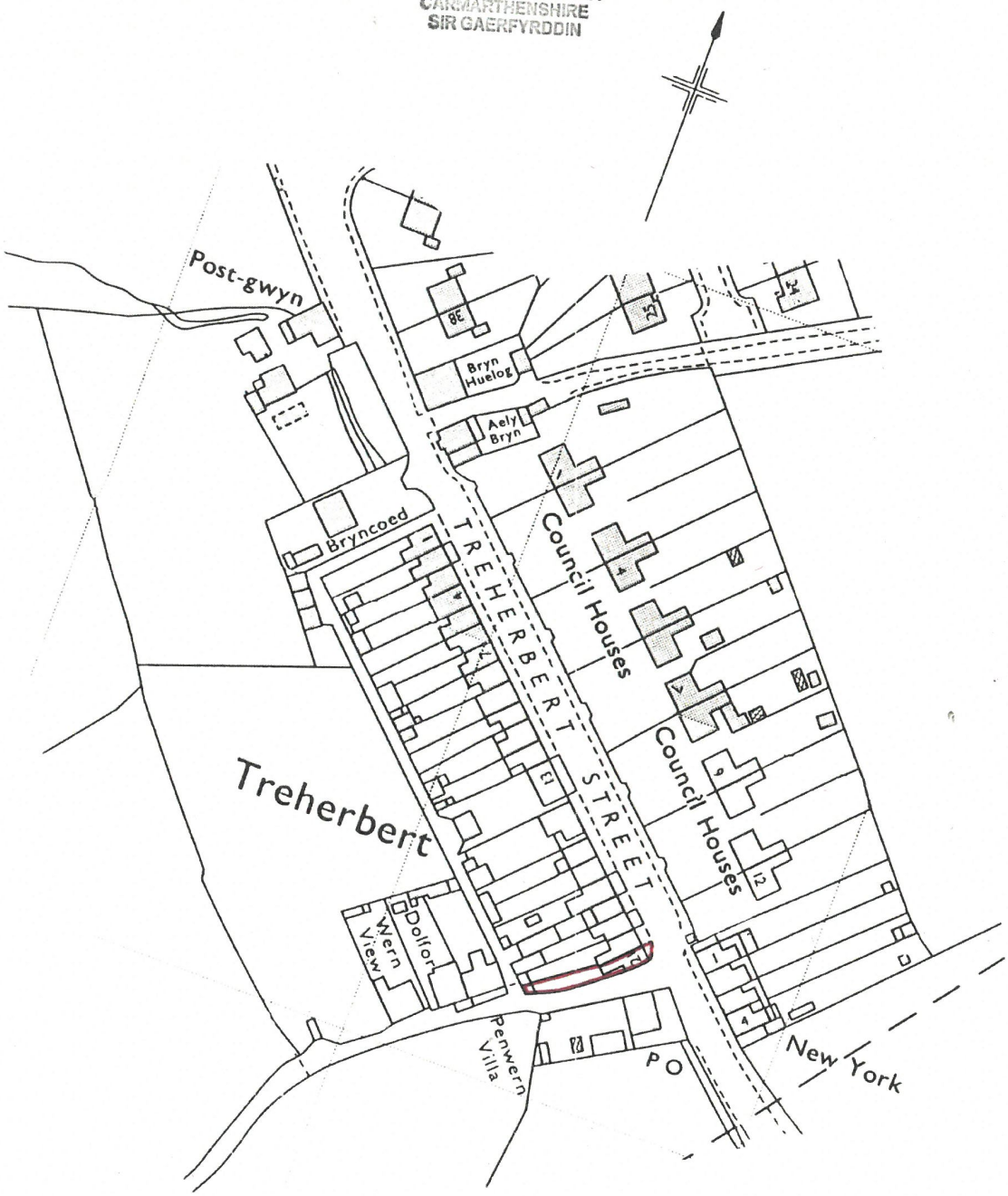
If you have any questions or need any assistance please don't hesitate to contact the Office. We're always happy to help.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas connection.

H.M. LAND REGISTRY		TITLE NUMBER WA721469	
ORDNANCE SURVEY PLAN REFERENCE	SN5846	SECTION B	Scale 1/1250 Enlarged from 1/2500
~~COUNTY~~ ~~DYFED~~	~~DISTRICT~~ ~~CARMARTHEN~~	© Crown copyright	

ADMINISTRATIVE AREA
CARMARTHENSHIRE
SIR GAERFYRDDIN



FILED PLAN
H.M. LAND REGISTRY

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band C
N/A
Parking Types: On Street.
Heating Sources: Double Glazing. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

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? No



Directions

From our Lampeter Office proceed along the A482 road towards Cwmann. On Passing E & M Motor Factors (Formerly Motor World) on your left hand side proceed up the hill into Cwmann. On your right hand side there will be a row of terraced houses signposted Treherbert Street. The property will be the last on eon 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

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

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