MORGAN & DAVIES
EST. 1989

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A spacious Family home set within an extensive Village plot. Excellent potential and a highly convenient location. Cwmann, 1 mile from Lampeter, West Wales









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

£199,000

REF: R/5352/LD

*** A spacious 3 bedroomed semi detached Family home *** Excellent potential for further improvement and modernisation *** Considerable scope to extend the existing accommodation (subject to consent) *** Mains gas central heating and double glazing *** In need of general modernisation and improvement

*** Occupying an extensive and particularly generous level plot *** Large front and rear lawned gardens offering excellent outdoor space *** Ample off road parking for several vehicles

*** Convenient and sought after centre of Village location *** Within close proximity to Ysgol Carreg Hirfaen (Cwmann) School *** Only a short travelling distance from the University Town of Lampeter *** An ideal opportunity for Families, 1st Time Buyers or those seeking a home with further potential *** A property that combines generous outdoor space, convenience and excellent future possibilities *** Viewing highly recommended to appreciate the size of the plot and potential on offer

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LOCATION

The property is well situated in the popular residential estate of Heol Hathren. The property is located centrally within the Village of Cwmann which is located on the outskirts of the University and Shopping Town of Lampeter, a strategic Town 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 St David Campus. The property is also within driving distance of the larger Towns of Carmarthen, to the South, Aberystwyth, to the North, and the Ceredigion Heritage Coastline at Aberaeron, to the West.

GENERAL DESCRIPTION

Perfect opportunity to acquire a spacious 3 bedroomed semi detached home occupying an extensive and particularly generous plot in the heart of this sought after Village. Offering comfortable and practical accommodation the property represents a great opportunity for Purchasers seeking a Family home with substantial outdoor space, ample parking and considerable potential for further improvement.

The accommodation benefits from mains gas central heating and double glazing and provides a versatile layout well suited to modern Family living. Whilst offering comfortable accommodation in its current form the property also presents an excellent opportunity for a Purchaser to modernise and personalise the home to their own individual requirements.

A particular feature of the property is undoubtedly the extensive plot. The house is complemented by generous level lawned gardens to both the front and rear providing excellent space for Children, Pets, outdoor entertaining and recreational use. The size and layout of the grounds also offers considerable scope for further landscaping and the possibility of extending the existing accommodation (subject to obtaining the necessary planning and building regulation consents).

Ample off road parking is available for several vehicles further enhancing the practicality of the property and making it particularly appealing to Families and those requiring additional parking space.

Conveniently positioned within the centre of the Village the property enjoys a sought after location within close proximity to Cwmann School and everyday Village amenities. The University Town of Lampeter is also within easy travelling distance offering a wider range of shopping, educational and recreational facilities.

Combining a generous plot, extensive gardens, ample parking and significant future potential this is a highly appealing property that would make an excellent Family home or first time purchase. Properties offering this level of outside space and scope for further enhancement are rarely available in such a convenient Village location and early viewing is highly recommended.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

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



FRONT LIVING AREA

13' 5" x 11' 0" (4.09m x 3.35m). With stone fireplace with open flue, radiator.



OPEN PLAN DINING AREA

12' 8" x 11' 0" (3.86m x 3.35m). With laminate flooring, radiator, patio doors opening onto the rear patio and garden area.



OPEN PLAN DINING AREA (SECOND IMAGE)



KITCHEN

10' 3" x 6' 7" (3.12m x 2.01m). With a range of fitted kitchen units and base and wall level with work surfaces over, single drainer sink unit, plumbing and space for automatic washing machine, radiator.



FIRST FLOOR

LANDING

Accessed via a staircase from the Reception Hall, access to an airing cupboard.

REAR BEDROOM 1

11' 0" x 10' 10" (3.35m x 3.30m). With built-in airing cupboard, radiator.



FRONT BEDROOM 2

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



FRONT BEDROOM 3

8' 0" x 8' 0" (2.44m x 2.44m). With radiator.



BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m). Comprising of a panelled bath with fully tiled surround, vanity unit incorporating a wash hand basin, low level flush w.c., radiator.



EXTERNALLY

PARKING AND DRIVEWAY

Ample parking space to the front of the property for several vehicles.



FRONT GARDEN

Located on a large corner plot with an extensive lawned garden area.



REAR GARDEN

A good sized rear lawned garden area.



REAR GARDEN (SECOND IMAGE)



PATIO AREA



STORE SHED



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A 3 bedroomed semi detached house positioned on a large corner plot.

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 - 'C'.

LAND TRANSACTION TAX

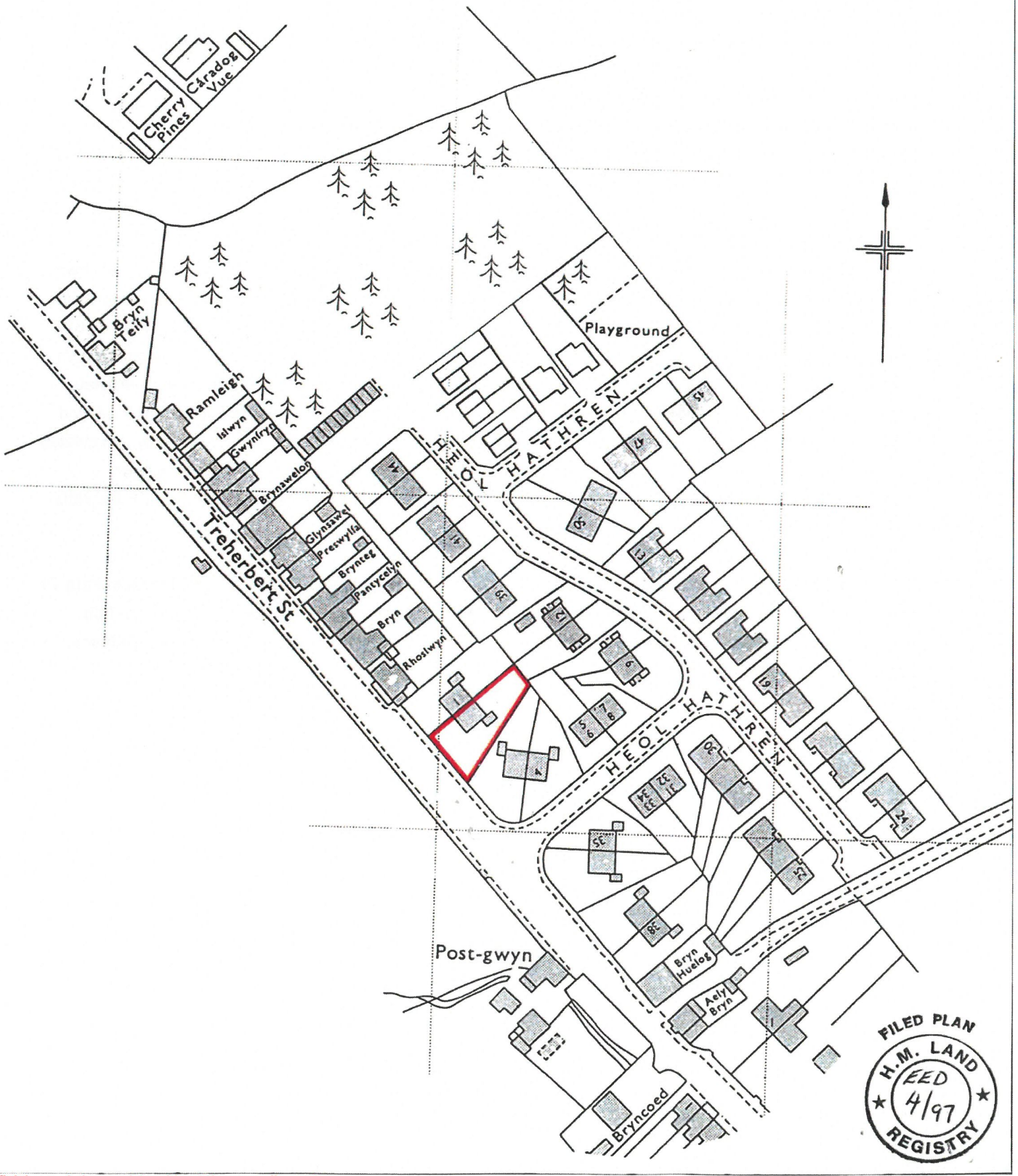
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor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

H.M. LAND REGISTRY

TITLE NUMBER			
WA 824513			
ORDNANCE SURVEY PLAN REFERENCE	SN 5847	SECTION C	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA	CARMARTHENSHIRE / SIR GAERFYRDDIN	© Crown copyright	



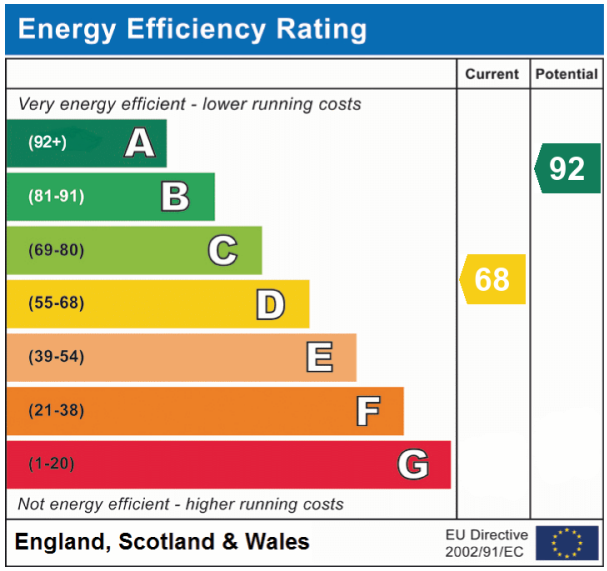
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

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

EPC Rating: D (68)
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

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EST. 1989





Directions

From our Lampeter Office proceed along the A482 road to Cwmann. The property will be located on your left hand side just before you turn into Heol Hathren, 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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