MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A 3 bedroomed Village home with pleasant country views and excellent potential. Cwmann, 1 mile from Lampeter, West Wales









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

£205,000

REF: R/5351/LD

*** A spacious 3 bedroomed semi detached home *** Popular and convenient Village location *** In need of general modernisation and improvement *** Mains gas central heating and double glazing *** *** Excellent opportunity to personalise and enhance

*** Front and rear lawned gardens *** Offering manageable outside space *** On street parking availably nearby *** Pleasant open country views to the rear

*** Within close proximity to Ysgol Carreg Hirfaen (Cwmann) School *** Easy travelling distance to the University Town of Lampeter *** Ideal first time purchase, Family home or investment opportunity *** A property offering considerable potential in a sought after location *** Viewings recommended to appreciate the outlook and possibilities 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

An excellent opportunity to acquire a spacious 3 bedroomed semi detached home situated within a popular residential estate in the heart of the Village. Well proportioned accommodation that would benefit from a programme of general modernisation and improvement allowing prospective Purchasers the opportunity to create a comfortable home tailored to their own individual requirements.

The property benefits from mains gas central heating and double glazing with accommodation well suited to 1st Time Buyers, young Families or Purchasers seeking a property with scope to improve and add value.

Externally the property enjoys manageable lawned gardens to the front and rear. A particular feature is the pleasant open country outlook to the rear providing an attractive backdrop and a greater sense of space. Parking is available on street within the residential estate.

Conveniently positioned close to Ysgol Carreg Hirfaen (Cwmann) School and within easy travelling distance of the University Town of Lampeter the property combines a sought after Village location with attractive views and excellent potential for further improvement.

An appealing opportunity for Purchasers looking to modernise and personalise a home to their own taste with the added benefit of pleasant country views to the rear. Viewing is recommended to fully appreciate the accommodation, outlook and potential on offer.

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.

LIVING ROOM

13' 7" x 11' 0" (4.14m x 3.35m). With fireplace having a slate hearth, radiator.



DINING ROOM

12' 8" x 10' 8" (3.86m x 3.25m). With fireplace, laminate flooring.



KITCHEN

10' 0" x 6' 9" (3.05m x 2.06m). With a range of floor units with work surfaces over, single drainer sink unit, Vaillant wall mounted gas fired central heating boiler, door to the rear.



REAR HALLWAY

With external door.

GROUND FLOOR CLOAKROOM

With low level flush w.c.

UTILITY ROOM

7' 0" x 5' 6" (2.13m x 1.68m).

FIRST FLOOR

LANDING

Approached via a staircase from the Reception Hall, access to the loft space.



REAR BEDROOM 1

10' 10" x 10' 10" (3.30m x 3.30m). Having access to the airing cupboard housing the hot water cylinder, radiator.



FRONT BEDROOM 2

11' 0" x 11' 4" (3.35m x 3.45m). With radiator.



FRONT BEDROOM 3

9' 0" x 7' 7" (2.74m x 2.31m). With radiator.

BATHROOM

Comprising of an enclosed shower cubicle, wash hand basin, low level flush w.c.



EXTERNALLY

FRONT GARDEN

With a front lawned area.

REAR GARDEN

Backing onto open country fields with a rear lawned garden area.



REAR GARDEN (SECOND IMAGE)



GARDEN SHED

PARKING

On street parking only.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A 3 bedroomed semi detached Family home located on a popular cul-de-sac with views over the Teifi Valley to the rear.

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

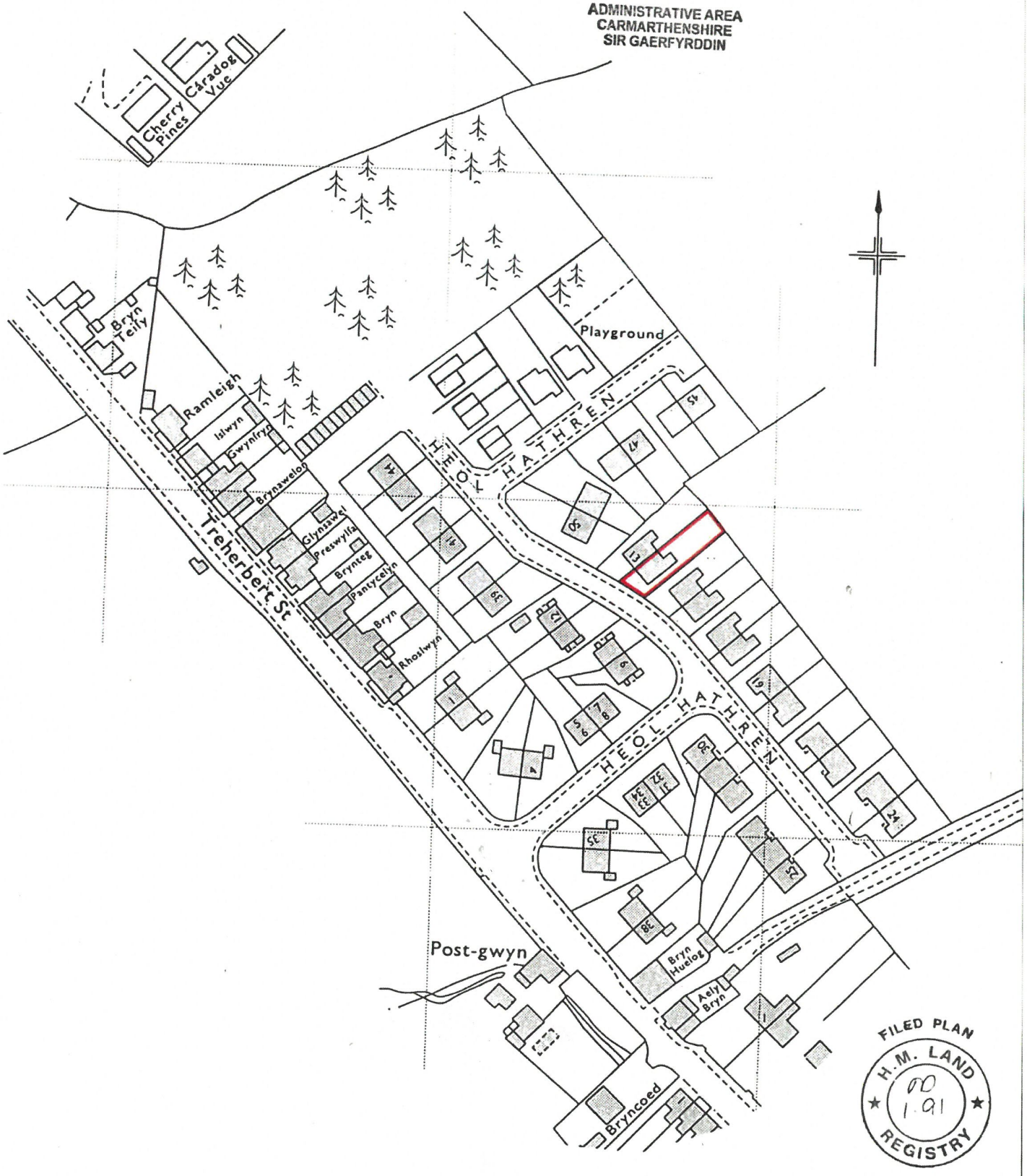
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor 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			
WA567188			
ORDNANCE SURVEY PLAN REFERENCE	SN 5847	SECTION C	Scale 1/1250 Enlarged from 1/2500
~~COUNTY~~ DYFED	~~DISTRICT~~ CARMARTHEN	© Crown copyright	



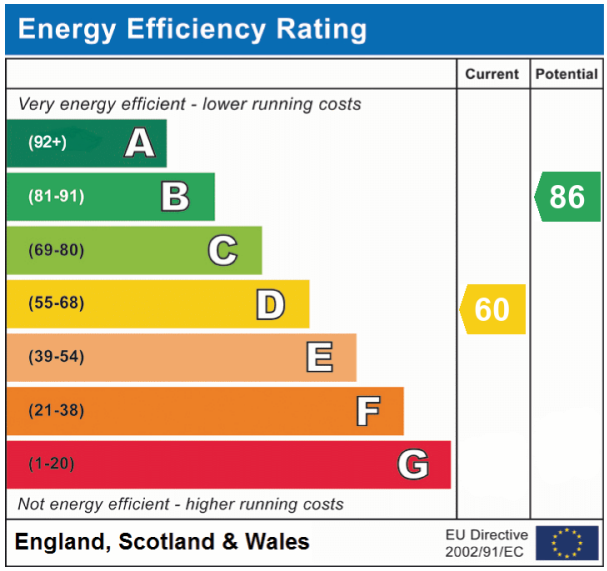
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band C
N/A
Parking Types: Not Allocated. On Street.
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 (60)
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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Directions

From our Lampeter Office proceed along the A482 road to Cwmann. Proceed up the hill. Take a left hand turning into Heol Hathren. Bear left and the property will be located on your your 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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