MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A well positioned and comfortable 4 bedroomed detached Family residence with off street parking, rear garden and workshop. Cwmann, 1 mile from Lampeter, West Wales









Werna, Cwmann, Lampeter, Carmarthenshire. SA48 8EW.

£235,000

REF: R/5345/LD

*** The perfect Family home *** A convenient and comfortable detached Family residence *** Spacious 4 bedroomed accommodation *** Modern kitchen and refurbished accommodation *** Mains gas central heating *** Internal wall insulation and UPVC windows to the front *** Potential to convert the loft into another bedroom (subject to consent) *** Planning Permission granted for rear extension

*** Low maintenance enclosed rear garden - Being terraced and laid to lawn with patio area *** Rear garage/workshop *** Front parking area for 3/4 vehicles

*** Desirable Village residence being within walking distance to Carreg Hirfaen Primary School and the Town of Lampeter (1 mile) *** Contact us today to view

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Ceredigion, SA48 7DT
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LOCATION

Cwmann is located on the outskirts of the University Town of Lampeter with all facilities in close proximity including the new Junior School Complex, Village Hall and Places of Worship. Lampeter lies within 1 mile with a wider range of conveniences including Primary and Secondary Schooling, University of Wales Trinity Saint David Campus, Bank, Doctors Surgery, Chemists, Restaurant and Cafes, etc.

GENERAL DESCRIPTION

The placing of Werna on the open market provides Prospective Purchasers with an opportunity to acquire a convenient and comfortably appointed 4 bedroomed Family residence. The property has been refurbished in recent years and now benefits from mains gas fired central heating, new double glazing to the front and good Broadband connectivity.

The property offers generous Family living accommodation with a modern kitchen and a terraced lawned rear garden.

To the rear of the garden lies a rear workshop space and to the front off street parking.

THE ACCOMMODATION

The property deserves early viewing and the accommodation at present offers more particularly the following.

LIVING ROOM

14' 2" x 16' 4" (4.32m x 4.98m). With an impressive stone fireplace with an Oak mantle and housing a cast iron multi fuel stove, two Victorian display cabinets in Pitch Pine, two radiators.

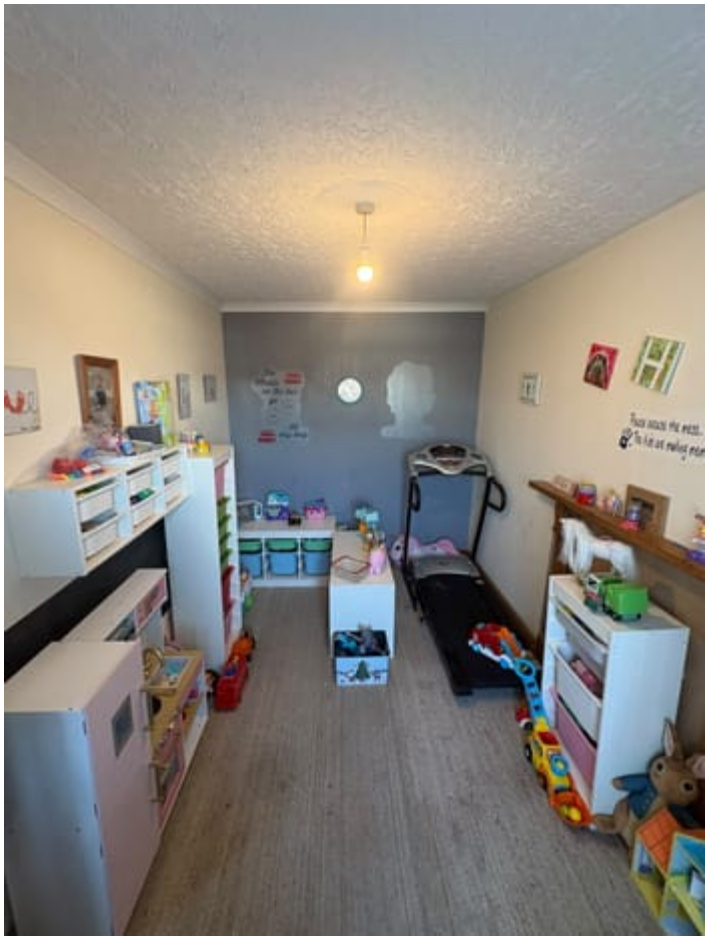


LIVING ROOM (SECOND IMAGE)



SITTING ROOM/PLAY ROOM

13' 9" x 8' 2" (4.19m x 2.49m). With a feature Victorian fireplace, radiator.



KITCHEN

13' 9" x 9' 3" (4.19m x 2.82m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, integrated dishwasher, tiled flooring, Bush gas/electric stove.



KITCHEN (SECOND IMAGE)



DINING ROOM/UTILITY ROOM

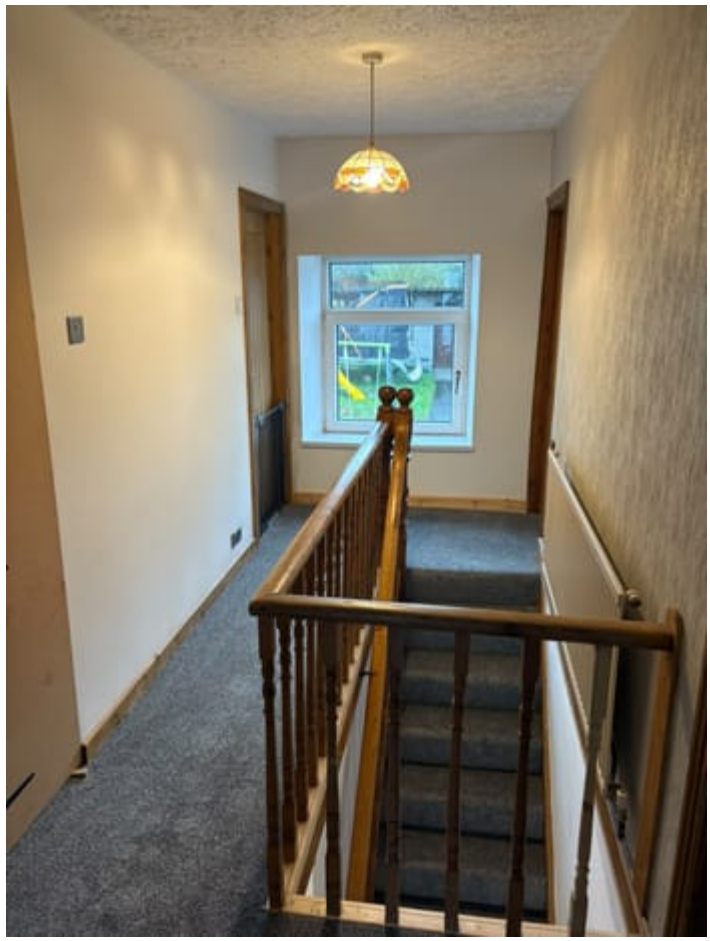
9' 4" x 8' 2" (2.84m x 2.49m). With a rear entrance door to the garden, radiator, plumbing and space for automatic washing machine and tumble dryer.



FIRST FLOOR

LANDING

Approached via an original staircase from the Living Room, built-in airing cupboard and access to the loft space which could provide further accommodation (subject to consent).



LANDING (SECOND IMAGE)



BEDROOM 1 (SECOND IMAGE)



BEDROOM 1

11' 5" x 10' 4" (3.48m x 3.15m). With radiator.



BEDROOM 2

11' 4" x 8' 6" (3.45m x 2.59m). With radiator.



BEDROOM 3

12' 1" x 9' (3.68m x 2.74m). With radiator.



BEDROOM 3 (SECOND IMAGE)



BEDROOM 4

12' 2" x 8' 6" (3.71m x 2.59m). With radiator.



FAMILY BATHROOM

Comprising of a shower cubicle with electric shower, panelled bath, vanity unit with wash hand basin, low level flush w.c.



POSSIBLE LOFT CONVERSION/BEDROOM

18' 2" x 18' 4" (5.54m x 5.59m). With a vaulted ceiling and Velux roof window, aluminium sliding ladder door from the Landing. Currently utilised as a Family/Cinema Room.



EXTERNALLY

GARAGE/WORKSHOP

23' 6" x 9' 6" (7.16m x 2.90m).



OPEN FRONTED LOG STORE

LEAN-TO STORE

14' 4" x 5' 6" (4.37m x 1.68m). Currently laid out as a Play Room with a sandpit.



GARDEN

The garden is terraced with quarry tiled steps leading up to a level lawned area with a path that leads onto the Garage/Workshop. The garden is enclosed and private and is ideal for any Family home.



PATIO AREA

Directly to the rear of the property lies a patio area with paths leading to either side of the property.

OUTHOUSE/UTILITY ROOM

With Belfast sink, plumbing and space for automatic washing machine and w.c.



REAR OF PROPERTY



PLANNING PERMISSION

The property benefits from Planning Permission for a rear extension. Plans are available on request.

PARKING AND DRIVEWAY

Ample parking to the front of the property.

AGENT'S COMMENTS

A highly desirable Family home in a convenient position close to nearby Schools.

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 - 'E'.

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

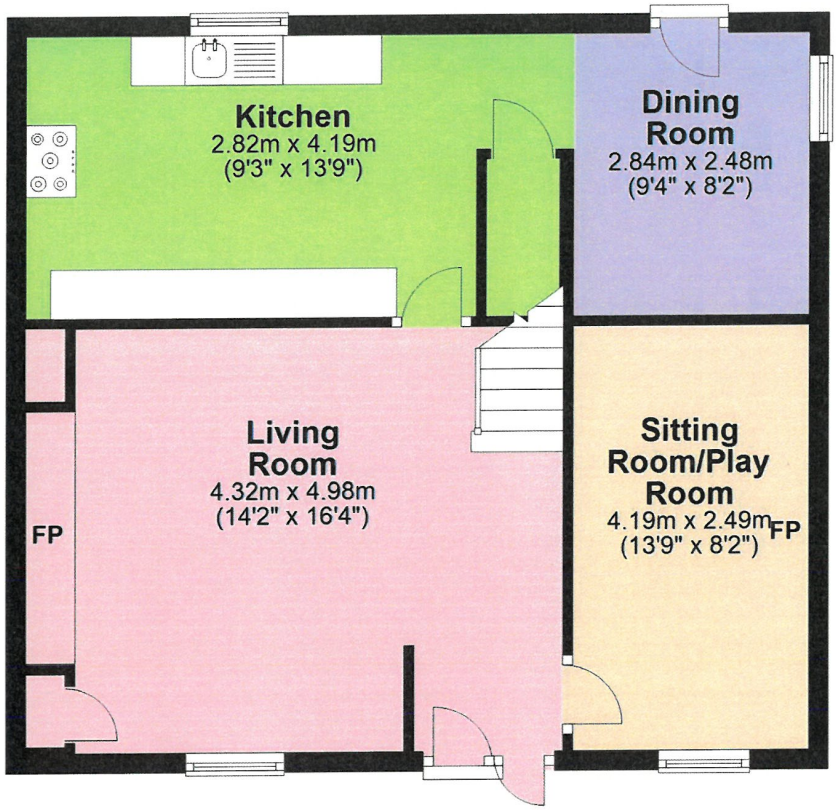
To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically 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.

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.

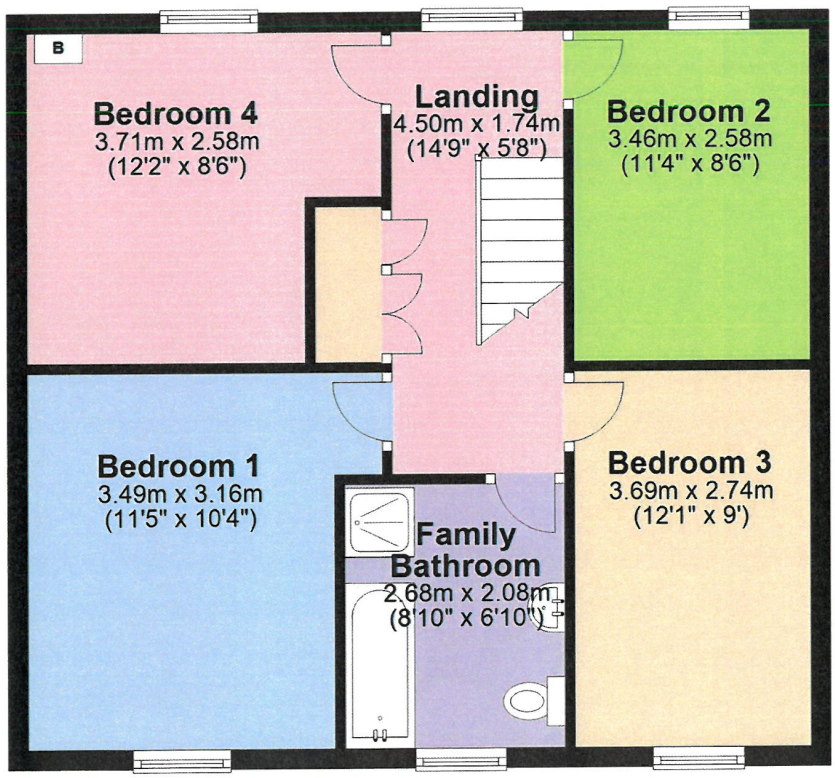
Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



First Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

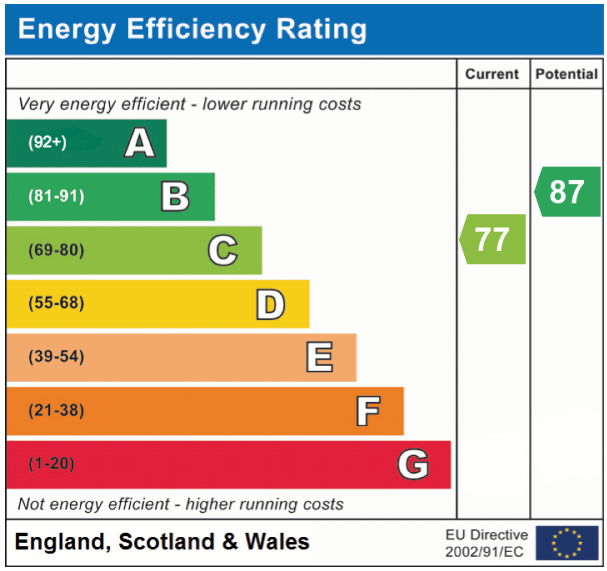
Werna, Cwmann, Lampeter

Council Tax: Band E
N/A
Parking Types: 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: C (77)
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 Lampeter take the A485 road to Cwmann. Proceed up the hill into the Village. Continue up the hill for approximately 400 metres and the property will be found on your right hand side opposite the entrance Cwrt Deri, 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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