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3 Heol Y Fedw, Cwmann, SA48 8HP

Guide Price £227,500

A modern semi detached property in a convenient position on the outskirts of Lampeter, with a wide range of local amenities nearby. Having been tastefully refurbished in recent years, providing comfortable, homely accommodation and would be ideal for a family, first time buyers or those looking to retire. Positioned on a generous plot with spacious, yet manageable grounds to both the front and rear of the property and ample private parking for up to 4 cars.

*** A true turnkey property with no work required - viewing highly recommended ***

Location

The property is located in the popular village of Cwmann on the A482 being only a 2 minute drive from the university and market town of Lampeter with a good range of shopping, administrative and educational facilities including shops and supermarkets, doctors surgery, primary and secondary school and the Trinity St. Davids University campus. 30 minutes drive from the Georgian Harbour town of Aberaeron and 22 miles North of Carmarthen.

Description



A spacious and modern semi detached property having been tastefully refurbished in recent years, providing comfortable, homely accommodation that has to be viewed to be fully appreciated. The property would be ideal for a family, first time buyers or those looking to retire, having a kitchen, wetroom and spacious living room to the ground floor, and 3 bedrooms and bathroom to the first floor. The property sits on a generous plot with conversion opportunity and has the benefit of an enclosed, level garden to both the front and rear and private parking for up to 4 cars.

The property is located in a desirable location in the village of Cwmann on the outskirts of the University town of Lampeter. The property provides as follows -

Hallway

Accessed via front door, staircase to first floor

Wetroom



Recently installed with walk - in shower, pedestal wash hand basin, w.c, heated towel rail, illuminated mirror, spot lighting

Living Room

13'4 x 16'3 (4.06m x 4.95m)



Spacious family room, with open fireplace and oak beam mantle, double aspect windows, radiator

Kitchen

11'5 x 8'8 (3.48m x 2.64m)



Modern fitted kitchen with a range of base and wall units, double oven, gas hob, plumbing and space for dishwasher, 1 1/2 drainer sink.

Large pantry cupboard housing fridge / freezer and ample shelving space

Rear entrance door leading to patio and garden area

First Floor

Landing



Access to loft space

Front Double Bedroom 1

11'9 x 10'8 (3.58m x 3.25m)



With built in cupboard, radiator

Rear Double Bedroom 2

10'4 x 9'2 (3.15m x 2.79m)



Radiator

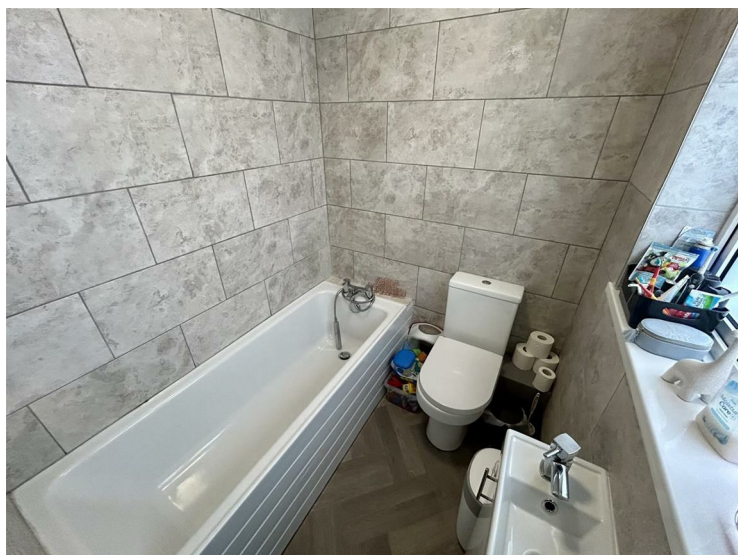
Front Bedroom 3

13'6 x 7'3 (4.11m x 2.21m)



Radiator

Bathroom



Modern fully tiled suite, bath, vanity unit with wash hand basin, w.c, heated towel rail

Externally

An attractive feature to the property is that it benefits from large and level grounds to both the front and rear

Rear Garden



To the rear of the property is a spacious, enclosed and easy to maintain garden area with a newly laid patio, with path leading to private parking area at rear

Hot Tub



A pleasant additional feature to the property is the jacuzzi hot tub situated at the bottom of the rear garden

Front Garden



Level lawned garden to the front of the property with patio and seating area

Outhouses



Adjoining the main dwelling are 2 outhouses - one currently used as an utility room, housing the gas boiler with plumbing and space for washing machine and tumble dryer, and the other currently used as a store room with electricity connected

Parking



At the rear of the property is a private parking area with ample parking for up to 4 vehicles, accessed via a path from the garden

Shed



Agent's Comments

A well presented family home in a convenient position on the outskirts of Lampeter

A true turnkey property with no work required - viewing highly recommended

Services

We are informed that the property benefits from mains water, electricity and drainage, mains gas fired central heating, upvc double glazed throughout, super fast fibre broadband available

Council Tax Band C

The property falls within council Tax Band C and the amount payable is £1697 annually

Directions

From Lampeter town take the A482 towards Cwmann, the property can be found at the top of the hill on the left hand side, opposite the Cwmann war memorial as identified by the agents 'For Sale' board.

What3Words: diets.weeks.secondly



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 1px solid black; padding: 5px; text-align: center;"> 88 </div>
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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