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## 3 Nantyglyn, Cwmann, Lampeter, Carmarthenshire, SA48 8JT

**Asking Price £265,000**

An appealing semi detached 3/4 bed roomed house with large grounds including front garden, large rear yard area and useful general purpose workshop/garage 30' x 20'.

This spacious property offers recently upgraded gas fired central heating, uPVC double glazing and open plan living room with good sized rear kitchen, conservatory and ground floor shower room. There is a second reception room to the ground floor which could be used as a fourth bedroom.

\*\*\* Viewing is highly recommended \*\*\*



## LOCATION

Located in the popular village of Cwmann, close to the noted Carreg Hirfaen School and also within walking distance of the popular university town of Lampeter having a good range of everyday facilities.

## DESCRIPTION



A substantial semi detached property having undergone improvement works in recent years to include re-roofing, re-rendering, upgrading of gas central heating system and having modern shower room. The property is an ideal family home and is complemented by a great workshop/garage space, being a general purpose portal frame building 30' x 20' overall, together with rear yard area having ample parking. This property would be ideal for somebody running a business or needing space for cars, vans, caravans, trailers etc.

## SIDE ENTRANCE DOOR to

### PORCH

Tiled floor

### HALLWAY

13'10" x 7'1" (4.22m x 2.16m)

Radiator, tongue and groove ceiling, rear window, access to understairs storage area

### SITTING ROOM/BEDROOM 4

10' x 10'9" (3.05m x 3.28m)



Radiator, laminated floor, front window

## OPEN PLAN LIVING/DINING ROOM

18'4" x 14'9" max (5.59m x 4.50m max)



### Living Area



Having fireplace with gas fire inset, front bay window, tongue and groove ceiling

### Dining Area





## KITCHEN

14' x 10'4" (4.27m x 3.15m)



With tiled floor, range of fitted kitchen units at base and wall level incorporating single drainer sink unit, electric double oven, gas hob, plumbing and space for automatic washing machine, fridge space, rear entrance door., fitted breakfast bar, radiator

**REAR HALL leading to -**

( )

## SHOWER ROOM



Being half tiled with shower cubicle, wash hand basin, toilet

## CONSERVATORY

12'5" x 7'8" (3.78m x 2.34m)



Having a tongue and groove clad walling, rear door,

## FIRST FLOOR - SPACIOUS LANDING

Access to airing cupboard housing the gas fired boiler

## BATHROOM



Being refurbished with attractive tiled walls, radiator, shower cubicle with power shower, wash hand basin and toilet, tongue and groove ceiling

## BEDROOM 1

11'1" x 10'9" (3.38m x 3.28m)



Radiator



## BEDROOM 2

12'5" x 10'8" (3.78m x 3.25m)



Two built-in cupboards, radiator, front window

## BEDROOM 3

9' x 7'1" (2.74m x 2.16m)



Radiator

## LOFT AREA



Drop down ladder, with conversion potential being boarded and providing great storage space.

## EXTERNALLY



A feature of this property is the large plot having a large front garden with shared driveway leading to concreted rear yard having ample parking and turning areas, paved patio.

## **GARAGE/WORKSHOP**

13' x 19'6" (3.96m x 5.94m)



A great multi purpose portal frame building with front and side doors.

## **REAR DOG RUN/KENNEL AREA**

Enclosed with a walled boundary.

## **SERVICES**

We are informed the property is connected to mains water, mains electricity, mains drainage and mains gas. Gas fired central heating.

## **DIRECTIONS**

From Lampeter take the A482 continue up the hill through Cwmann and the property can be found on the left hand side as identified the agents for sale board.

## **COUNCIL TAX BAND - D**

Amount Payable: £2048 <http://www.mycounciltax.org.uk/>



**Ground Floor**



**First Floor**



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

**3 Nantyglyn , Cwmann, Lampeter**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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