

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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### **Ram Cottage Cwmann, Lampeter, Carmarthenshire, SA48 8ES**

**Asking Price £279,950**

A charming & attractive cottage with lovely gardens & grounds to include small fruit orchard & lawned gardens. The 2/3 bed traditional character property has the benefit of mains gas central heating, newly fitted double glazing & has been recently decorated and refurbished throughout. The property benefits further from a detached garage/workshop and further garden stores along with off street parking for two vehicles. Very conveniently situated within walking distance from a highly rated local primary school & also the amenities of the university town of Lampeter.



## 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 well appointed & recently redecorated 2/3 bedroomed character cottage with the benefit of mains gas central heating & newly fitted double glazing, externally it enjoys a large garden that is split into two with lawned cottage style gardens & a further small orchard & vegetable garden along with further workshop, store sheds & detached garage / workshop. The property affords more particularly the following -

## Side Entrance Door to -



with tiled flooring, doors to -  
**WC**



part tiled with pedestal wash hand basin & gas fired boiler

**Kitchen / Diner**  
22'2" x 11'8" (6.76m x 3.56m)



A lovely open plan area with high ceilings & an abundance of



natural light, the kitchen provides a good range of base & wall units, electric cooker & hob with extractor hood over, plumbing for automatic washing machine, single drainer sink, tiled flooring & large pantry cupboard which flows through to a dining area with space for fridge freezer, 'Velux' window, character exposed beams, stairs to first floor & patio doors to the grounds at the rear of property.

### Living Room

18'0" x 12'0" (5.49m x 3.66m)



A welcoming & cosy room with woodburning stove on a tiled hearth, exposed beams & archway leading through to -

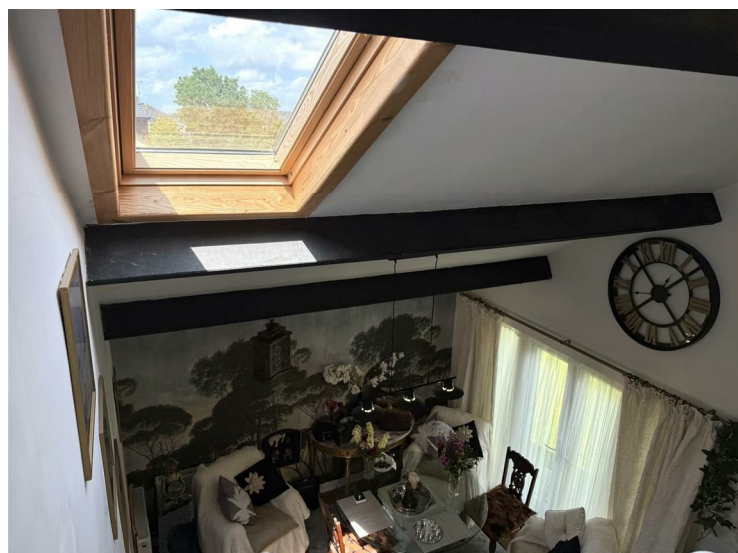
### Bedroom 3 / Office

12'0" x 6'0" (3.66m x 1.83m)



With fitted Oak book shelves, double aspect windows, sliding doors.

## FIRST FLOOR



### Landing

With a large walk-in under eaves storage cupboard.

### Bedroom 1

14'2" x 12'4" (4.34m x 3.76m)



A spacious & attractive bedroom with feature exposed painted 'A' framed beams.



## Bedroom 2

12'2" x 9'6" (3.71m x 2.90m)



A spacious & attractive bedroom with feature exposed painted 'A' framed beams.

## Bathroom



Being a 4 piece suite comprising of a panelled bath, shower cubicle with 'Triton' shower, pedestal wash hand basin, WC,, access to the loft space, linen cupboard.

## Externally



A standout feature of this property are the particularly attractive cottage style gardens & grounds which have been well landscaped by the current owner, the garden is private & well enclosed by panelled fencing & a mature hedge boundary ideal for those with pets or outdoor enthusiasts alike & is mainly laid to lawn with a section of a small fruit orchard and a former vegetable garden.

## Further Gardens







## Services



### Store Shed

### Workshop

13'1" x 8'11" (4.01m x 2.74m)

### Detached Garage / Workshop

20'0" x 10'0" (6.10m x 3.05m)

A useful space with electricity connected, up and over door & side door access

### Store Shed

13'1" x 7'6" (4.01m x 2.31m)



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

### Council Tax Band 'E'

We understand that the property is in council tax band 'E' with the amount payable per annum being £2728.

### Directions

What3Words : berated.apart.weaved

From Lampeter take A482 Cwmann road, continue along this road for approximatel until you



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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