

# EVANS BROS.

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**Brynhedd, Heol Hathren, Cwmann, Lampeter, Carmarthenshire, SA48 8JR**

**Asking Price £212,000**

An attractive semi detached 3 bedroomed house together with rear conservatory, easy to maintain rear terrace patio area and covered workshop, in a popular residential cul de sac in the village of Cwmann, having noted primary school and on the outskirts of Lampeter.

## LOCATION



The property is located in a popular residential cul de sac, having attractive views to the rear, on the edge of the popular village of Cwmann within walking distance to the noted Carreg Hirfaen primary school. The property is also close to the popular market town of Lampeter having a good range of everyday facilities including doctors surgery, chesmists, dentists, shops etc.

## DESCRIPTION



A semi detached 3 bedroomed dwelling house with the benefit of a rear conservatory to add to the appeal of this property. The property has the benefit of gas fired central heating and uPVC double glazing and provides more particularly the following -

### FRONT ENTRANCE DOOR to

### HALLWAY

Radiator, timber effect flooring

## LIVING ROOM

16'7" x 11'6" (5.05m x 3.51m)



Feature fireplace, radiator, front window, timber effect flooring

## KITCHEN/DINING ROOM

15' x 8'8" (4.57m x 2.64m)



With tiled floor, fitted kitchen units at base and wall level incorporating sink unit, plumbing and space for automatic washing machine, gas cooker point, wall mounted gas boiler, spot lighting, radiator.

## CONSERVATORY

11'3" x 9'7" (3.43m x 2.92m)



Radiator, rear patio doors

## FIRST FLOOR - LANDING



## FRONT BEDROOM 2 11'1" x 8'7" (3.38m x 2.62m)



Radiator, front window

## BATHROOM



With panelled bath having shower unit over, pedestal wash hand basin, toilet, radiator

## FRONT BEDROOM 3 7'10" x 6'1" (2.39m x 1.85m)



Radiator, front window.

## REAR BEDROOM 12'8" x 8'7" (3.86m x 2.62m)



Radiator, rear window

## EXTERNALLY



The property has tarmacadamed forecourt with parking for two vehicles, attractive terraced patio area to rear being easy to maintain leading to a covered workshop/outside storage area.

## COUNCIL TAX BAND - C



Amount Payable: £1984 <http://www.mycounciltax.org.uk>

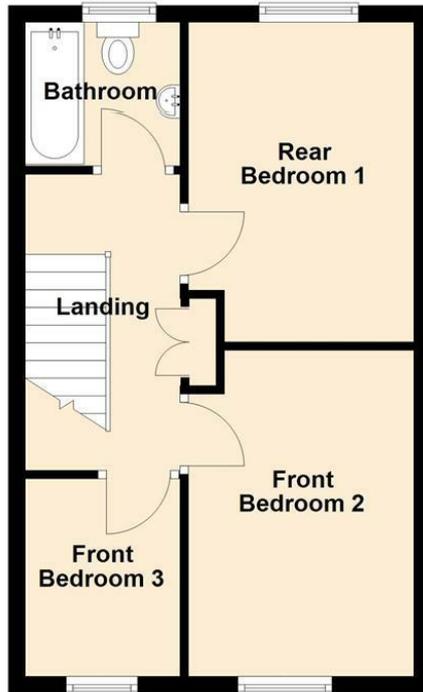
## SERVICES

The property is connected to mains water, mains electricity and mains drainage, mains gas and gas fired central heating.

## DIRECTIONS

From Lampeter take the A482 to the village of Cwmann, half way up the hill turn left in to Heol Hathren, bearing left again and Brynhedd is one of the last properties on the right hand side as identified by the agents for sale board.

### First Floor



#### 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		
	70	75

**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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