EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

Brodawel, 3 Dan Yr Allt, Cwmann, Lampeter, SA48 8EF

Asking Price £215,000

** ATTENTION FIRST TIME BUYERS **

A very well presented 3 bedroomed home nicely set back from the road & conveniently situated in the popular village of Cwmann, within walking distance of the amenities of Lampeter town. The property has been extensively renovated over the years & now provides oil centrally heated, double glazed & modern accommodation. With off-road parking to the front & low maintenance grounds to the rear this property is ideal for first time buyers or indeed those looking to downsize.

Location

The property is located in the popular village of Cwmann, close to the noted Carreg Hirfaen School, on a regular bus route & also within walking distance of the popular town of Lampeter having 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 well appointed semi-detached 3 bedroomed house on the periphery of Lampeter town with the benefit of an attractive multi-fuel wood burner, spacious kitchen / diner & good sized bedrooms. Having been extensively renovated over the years the property is in very good order throughout, a real turnkey purchase. The property benefits from oil fired central heating, uPVC double glazing & affords more particularly the following -

Front Entrance Door to -

Reception Hallway

with under stairs storage & stairs to first floor

Living Room

13'2" x 10'2" (4.01m x 3.10m)

A well presented room with lovely multi fuel wood burning stove & picture window to the front allowing plenty of natural light to beam through.

Kitchen / Diner

20' x 9'2" (6.10m x 2.79m)

A spacious kitchen / diner with a good range of base & wall units, electric hob & electric double oven, 1 1/2 drainer sink, built in dishwasher, useful pantry cupboard, tiled flooring, shelving, part tiled walls & door to grounds at rear.

Boiler Cupboard

with oil combi boiler

FIRST FLOOR

Landing

with access to boarded & insulated loft

Master Bedroom
11'9" x 11'4" (3.58m x 3.45m)

Bedroom 2
8'6" x 8'3" (2.59m x 2.51m)

Bedroom 3
12' x 9'2" (3.66m x 2.79m)

Bathroom

A modern suite being part tiled with bath & shower over, WC, wash hand basin with base toiletries cupboard, tongue & groove ceiling

Externally

The property has the benefit of well enclosed & low maintenance gardens & grounds with off-road parking for several cars to the front on a gravelled driveway with fenced boundary. The garden to the rear of the property is tiered with paved walkways & shrubbery, greenhouse & garden shed along with a gate that leads to pleasant country walks.

Greenhouse

Shed

Services

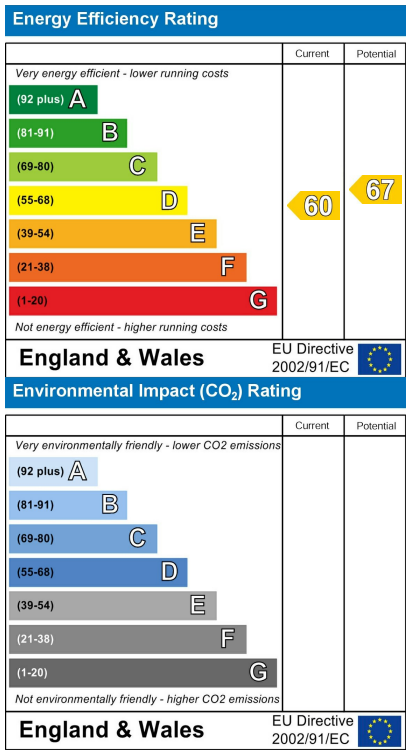
We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'C'

Directions

What3Words: outwards.tradition.book

From Lampeter Take the A482 towards Cwmann past the Coop supermarket on your left. Take the next turning on the right towards Llanybydder, continue on this road for a few hundred yards & the property can be seen on your left hand side as identified by the 'Evans Bros For Sale' board.



5 NOTT SQUARE, **CARMARTHEN**, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**, CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,