

EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



14 Heol Hathren, Cwmann, Lampeter, SA48 8JR

Asking Price £205,000

An attractive semi detached 3 bedroomed house in an attractive tucked away location on a popular cul de sac with views of the Teifi valley to the rear.

Offering two reception rooms and 3 bedrooms this property is an ideal family home and ideal for first time buyers. The property has good sized gardens

Popular location in the village of Cwmann, with the noted Carreg Hirfaen primary school and on the outskirts of Lampeter which has a good range of facilities.

LOCATION



The property is located in the popular village of Cwmann with the noted Carreg Hirfaen school and on the outskirts of Lampeter which offers a good range of everyday facilities including the Bro Pedr school, leisure centre, doctors surgery, dentists, shops, supermarkets etc.

DESCRIPTION



The property comprises a semi detached property of traditional construction with the benefit of gas fired central heating and uPVC double glazing The property affords more particularly the following -

FRONT ENTRANCE DOOR to

HALLWAY

Radiator, stairs to first floor

LIVING ROOM

13'7" x 11' (4.14m x 3.35m)



With fireplace having a slate hearth, radiator, front window

REAR DINING ROOM

12'8" x 10'8" (3.86m x 3.25m)



With fireplace, laminated flooring, rear window

KITCHEN

10' x 6'9" (3.05m x 2.06m)



With range of base units incorporating single drainer sink unit, wall mounted gas fired central heating boiler, door to rear -

REAR HALLWAY

Having external door

CLOAKROOM

Having toilet

UTILITY ROOM

7' x 5'6" (2.13m x 1.68m)

FIRST FLOOR - LANDING



With access to loft

REAR BEDROOM 1

10'10" x 10'10" (3.30m x 3.30m)



Access to airing cupboard with hot water cylinder

FRONT BEDROOM 2

11' x 11'4" (3.35m x 3.45m)



Front window

FRONT BEDROOM 3

9' x 7'7" (2.74m x 2.31m)

Front window

BATHROOM



With shower, washbasin and toilet

EXTERNALLY



The property is in an attractive location backing onto open fields having a front lawned area, further rear lawned area with a lovely outlook up the Teifi valley. Garden shed.

REAR GARDEN



SERVICES

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



DIRECTIONS

From Lampeter take the A482 towards Cwmann, on driving up through the village take a left hand turning into Heol Hathren, turn left again and the property can be found on the right hand side as identified by the agents for sale board.

COUNCIL TAX BAND - C

Amount Payable: £1,984 <http://www.mycounciltax.org.uk>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



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.,