

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Tandderwen, Cwmann, Cwmann, Lampeter, Carmarthenshire, SA48 8ES
Asking Price £275,000

A beautifully presented deceptively spacious 3 bedroomed house with the benefit of full gas fired central heating and uPVC double glazing together with attached garage and attractive rear garden. Popular location, in the village of Cwmann, close to the Carreg Hirfaen primary school and also conveniently located on the outskirts of Lampeter which offers a good range of everyday facilities.

DESCRIPTION



An attractive property offering well presented accommodation that has to be inspected internally to be fully appreciated. The property has full uPVC double glazing with some windows replaced in the last six months and gas fired central heating. The property would make a lovely family home and offers more particularly the following -

FRONT DOUBLE GLAZED ENTRANCE DOOR
leading to -

HALLWAY



Oak effect flooring, radiator, stairs to first floor

LIVING ROOM

17'1" x 11'2" (5.21m x 3.40m)



A lovely room with a marble fire surround having a coal effect gas fire inset, recessed arch, front and side windows, radiator

SITTING ROOM

13'5" x 9' (4.09m x 2.74m)



With oak effect flooring, radiator, front window

REAR KITCHEN/DINING ROOM

15'1" x 10' (4.60m x 3.05m)



The heart of this lovely home with a modern range of kitchen units at base and wall level incorporating single drainer sink unit, integrated dishwasher, fitted electric oven with ceramic hob, space for fridge freezer, tiled splash backs, access to understairs storage cupboard, rear entrance door

UTILITY ROOM

11'1" x 6'3" (3.38m x 1.91m)



With range of base units incorporating single drainer sink unit, space for automatic washing machine and tumble dryer, heated towel rail, toilet, extractor fan

FIRST FLOOR - LANDING

20'10" x 6' (6.35m x 1.83m)



Spacious landing with radiator, access to loft and access to under eaves storage area.

FRONT BEDROOM 1

13' x 11'3" (3.96m x 3.43m)



Front and side windows, radiator

BEDROOM 2

14'9" x 9' (4.50m x 2.74m)



Radiator, built-in bedroom suite, front window

BATHROOM

8'10" x 6'4" (2.69m x 1.93m)



Recently upgraded, being fully tiled with attractive tiled walls and floor, shower cubicle with power shower unit, wash hand basin, toilet, velux roof window, heated towel rail.

REAR BEDROOM 3

11'2" x 10'6" (3.40m x 3.20m)



Side and rear window with attractive views over the Teifi valley, radiator, access to loft.

EXTERNALLY



To the side of the property is an attached garage 21' x 11'7", rear workshop 9'5" x 8' providing useful storage room and off road parking.

REAR GARDEN



To the rear of the property is a paved patio area leading to attractive garden with central path leading to a stone and slate former outhouse, lawned gardens.

SERVICES

We are informed the property is connected to mains water,

mains electricity, mains drainage, mains gas, and gas fired central heating.

DIRECTIONS

From Lampeter take the A482, continue up through the village of Cwmann and the property can be found on the left hand side just before the former Ram Inn Public house, opposite the village monument.

COUNCIL TAX BAND - D

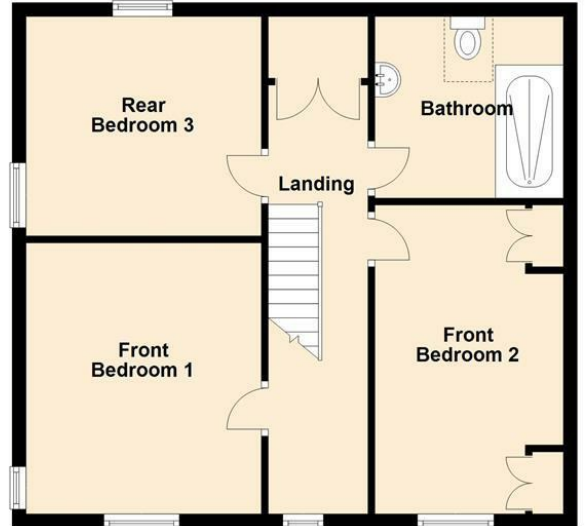
Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 143.3 sq. metres (1542.9 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales

EU Directive 2002/91/EC

EVANS BROS.

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

EVANS BROS.

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

EVANS BROS.

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.,