

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



Maes Teifi Cwmann, Cwmann, Lampeter, Carmarthenshire, SA48 8DT

Asking Price £240,000

Nestled in the charming village of Cwmann, Lampeter, this delightful detached 3 bed bungalow with rear conservatory presents an excellent opportunity for first-time buyers or those seeking a peaceful retirement retreat.

The 3 bedroomed accommodation is ready for some modernisation, allowing you to put your personal touch on the interiors and create a space that truly reflects your style. The bungalow is equipped with gas central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this property is the stunning views over the Teifi meadows at the rear, offering a picturesque backdrop with spacious gardens, driveway with ample parking and detached garage

LOCATION



The property is located adjoining the A485 Cwmann to Llanybydder roadway just off the main junction in Cwmann, within walking distance of the centre of Lampeter, overlooking the Teifi meadows to the rear.

DESCRIPTION



The property comprises a 3 bedroom detached bungalow constructed some 25-30 years ago with the benefit of gas fired central heating, part uPVC double glazing and part original double glazing throughout with a detached garage. The accommodation provides more particularly -

SIDE ENTRANCE DOOR to

HALLWAY



With access to airing cupboard with copper cylinder, cloak cupboard and access to loft

KITCHEN

14'7" x 10'3" (4.45m x 3.12m)



Range of kitchen units at base and wall level incorporating single drainer sink unit, gas cooker point with extractor hood over, space for automatic washing machine, wall mounted gas fired boiler.

LIVING ROOM

17'10" x 10'7" (5.44m x 3.23m)



With a fireplace housing a gas fire and with tiled inset, Patio doors to:

CONSERVATORY

10'7" x 8'7" (3.23m x 2.62m)



with a side entrance door and lovely views over the Teifi meadows to the rear.

BEDROOM 1

12'5 x 10'8 (3.78m x 3.25m)



Front window and door to:

ENSUITE CLOAKROOM



With wash basin and toilet radiator and recess with room for shower

BEDROOM 2

10'9 x 7 (3.28m x 2.13m)



Side window, radiator.

BEDROOM 2

10'6 x 10 (3.20m x 3.05m)



Front Window and radiator

BATHROOM



with part tiled walls, bath with shower attachment, wash basin and toilet.

EXTERNALLY



The property benefits from a good sized driveway with ample parking and this leads to a:

GARAGE

18'10 x 8'9 (5.74m x 2.67m)



with front up and over door, rear pedestrian door and electricity connected.

GARDENS



The property has some lovely gardens yet being easy to maintain and set over two levels with a level lawned area down the steps.

VIEWS



COUNCIL TAX

Band D amount payable £2322 per annum (source Mycounciltax.org)

SERVICES

Mains water electricity and drainage, Gas fired central heating

DIRECTIONS

From Lampeter Take the A482 towards Cwmann past the Coop supermarket on your left. Take the next turning on the right towards Llanybydder and the property is the first on the right hand side




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 



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.,