

[www.evansbros.co.uk](http://www.evansbros.co.uk)



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



**Caergrawnt Cwmann, Lampeter, Carmarthenshire, SA48 8EL**

**Guide Price £325,000**

A very well kept & appealing 3 bedroomed bungalow in a desirable location within walking distance of the popular town of Lampeter. The property benefits from a spacious kitchen / diner & rear conservatory with views over an open pasture field to the rear. The well enclosed patio grounds to the rear make for a great space for family entertainment with colourful shrubbery adding to its appeal. Available chain free & ready for immediate occupation.



## Location

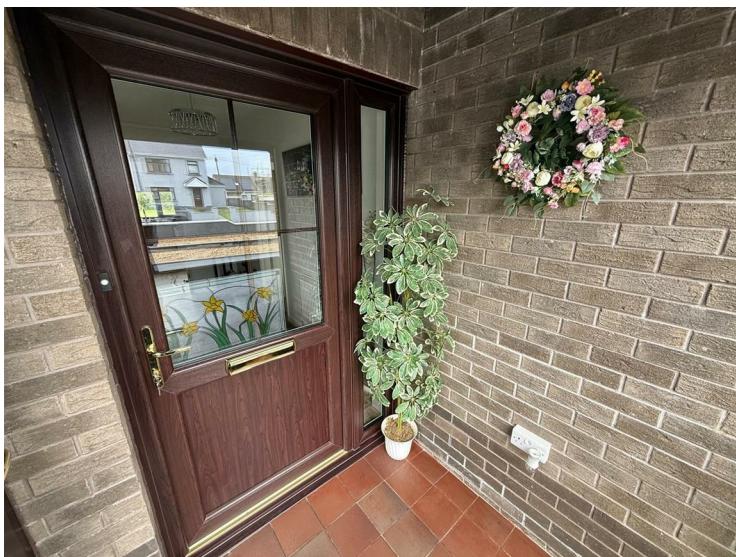
The property is located in the popular village of Cwmann, close to the noted Carreg Hirfaen School, a stone's throw from a bus stop and also within walking distance of the popular university town of Lampeter having a good range of shopping, administrative and educational facilities including shops and 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 commodious & very well kept 3 bedroomed bungalow which is spacious in nature, being an ideal retirement or family bungalow that is within walking distance of the amenities in Lampeter town. The property benefits from mains gas central heating, double glazing & affords more particularly the following -

### Front Entrance Porch



with stained uPVC double glazed window

### Front Entrance Door to -

## Reception Hallway



A welcoming space with 2 linen cupboards & doors to -

### Storage Cupboard

### Living Room

18'1" x 12' (5.51m x 3.66m)



A spacious & welcoming living room space with plenty of natural light, electric fireplace



### Kitchen / Diner

20'8" x 10'8" (6.30m x 3.25m)



A spacious kitchen / diner with a good range of base & wall units, electric cooker & gas hob with extractor hood over, 1 1/2 drainer sink, space for fridge / freezer, shelving & attractive outlook over grounds & open countryside fields, door to -

### Conservatory

11'4" x 8'9" (3.45m x 2.67m)



with attractive outlook & double doors to grounds at rear

### Bedroom 1

8'4" x 7'8" (2.54m x 2.34m)



### Bedroom 2

11'8" x 10'9" (3.56m x 3.28m)



### Bedroom 3

11'9" x 10'9" (3.58m x 3.28m)



with door to -



### Utility Room

9'8" x 6' (2.95m x 1.83m)



with base units, single drainer sink, mains gas boiler, door to garage & grounds at rear

### Shower Room

7'8" x 7'7" (2.34m x 2.31m)



A modern suite being fully tiled with shower, WC, wash hand basin with vanity unit, toiletries cabinets & heated towel rail

### Integral Garage

18'4" x 9'8" (5.59m x 2.95m)

with electricity connected, electric up and over door & work surfaces

### Externally



The property is very well kept & benefits from low maintenance grounds with tarmacadam drive to the front providing ample parking space which is walled in & gravelled with side access to the rear grounds of the property which is made up of patio & gravel with further colourful shrubbery. Attractive views over a pasture field can be enjoyed from the rear of the property from a space that is ideal for family entertainment.

### Summerhouse



## Views



## Services

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

## Directions

What3Words: member.behalf.nagging



From Lampeter take the A482, continue up through the village of Cwmann and the property can be found on your right hand side as identified by the 'Evans Bros For Sale board'.

## Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum being £2728 (subject to change - source [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk))





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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
**Tel:** (01570) 422395



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

**Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors** Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,  
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.