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## Plot 17 Cysgod Y Coed, Cwmann, Lampeter, Carmarthenshire, SA48 8DT

**Asking Price £300,000**

A rare & exciting opportunity to purchase a newly built detached 2 bedroomed bungalow on a select development in the popular village of Cwmann, on the outskirts of the noted town of Lampeter. Development due for completion early 2027.

\*\* Please note - Proceedable & committed purchasers may have the opportunity to influence some features of the property.

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## Location



The property is attractively located on the edge of the village of Cwmann, less than 1 mile from the popular market town of Lampeter with a good range of everyday facilities including supermarkets, doctors surgery, dentists. The property is in a sought after area due to its convenience to the popular town of Lampeter & easy of access to neighbouring towns / villages.

## Description



A great opportunity for those looking for a newly built 2 bedroomed detached bungalow on the outskirts of Cwmann, just a short mile from Lampeter. The property is estimated to be complete early 2027 & will provide homely & attractive accommodation on a convenient & sought after site. The property would make an ideal family property or indeed a retirement bungalow, considering its proximity to Lampeter town & its numerous amenities / facilities.

## Plans





## Services

Mains services available on the site to include mains gas.

## Directions

From Evans Bros Lampeter Office, go out of town towards Cwmann and turn right by The Cwmann Tavern onto the A485 Lampeter/Carmarthen road and the entrance to Cysgod Y Coed will be seen further along on the left hand side, turn left into the site & a short distance after the development site can be seen on your right as identified by the Evans Bros For Sale Board.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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