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## Plot 16 Cysgod Y Coed, Cwmann, Lampeter, Carmarthenshire, SA48 8DT

**Asking Price £345,000**

A rare & exciting opportunity to purchase a newly built detached 3 bedroomed bungalow with detached garage 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



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.

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 3 bedroomed detached bungalow with detached garage 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



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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