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Brynhedd, Heol Hathren, Cwmann, Lampeter, Carmarthenshire, SA48 8JR

Asking Price £219,950

An attractive semi detached 3 bedroomed house together with rear conservatory, easy to maintain rear terrace patio area and covered workshop, in a popular residential cul de sac in the village of Cwmann, having noted primary school and on the outskirts of Lampeter.

LOCATION

The property is located in a popular residential cul de sac, having attractive views to the rear, on the edge of the popular village of Cwmann within walking distance to the noted Carreg Hirfaen primary school. The property is also close to the popular market town of Lampeter having a good range of everyday facilities including doctors surgery, chesmists, dentists, shops etc.

DESCRIPTION

A semi detached 3 bedroomed dwelling house with the benefit of a rear conservatory to add to the appeal of this property. The property has the benefit of gas fired central heating and uPVC double glazing and provides more particularly the following -

FRONT ENTRANCE DOOR to

HALLWAY

Radiator, timber effect flooring

LIVING ROOM

16'7" x 11'6" (5.05m x 3.51m)

Feature fireplace, radiator, front window, timber effect flooring

KITCHEN/DINING ROOM

15' x 8'8" (4.57m x 2.64m)

With tiled floor, fitted kitchen units at base and wall level incorporating sink unit, plumbing and space for automatic washing machine, gas cooker point, wall mounted gas boiler, spot lighting, radiator.

CONSERVATORY

11'3" x 9'7" (3.43m x 2.92m)

Radiator, rear patio doors

FIRST FLOOR - LANDING

BATHROOM

With panelled bath having shower unit over, pedestal wash hand basin, toilet, radiator

REAR BEDROOM
12'8" x 8'7" (3.86m x 2.62m)

Radiator, rear window

FRONT BEDROOM 2
11'1" x 8'7" (3.38m x 2.62m)

Radiator, front window

FRONT BEDROOM 3
7'10" x 6'1" (2.39m x 1.85m)

Radiator, front window.

EXTERNALLY

The property has tarmacadamed forecourt with parking for two vehicles, attractive terraced patio area to rear being easy to maintain leading to a covered workshop/outside storage area.

COUNCIL TAX BAND - C

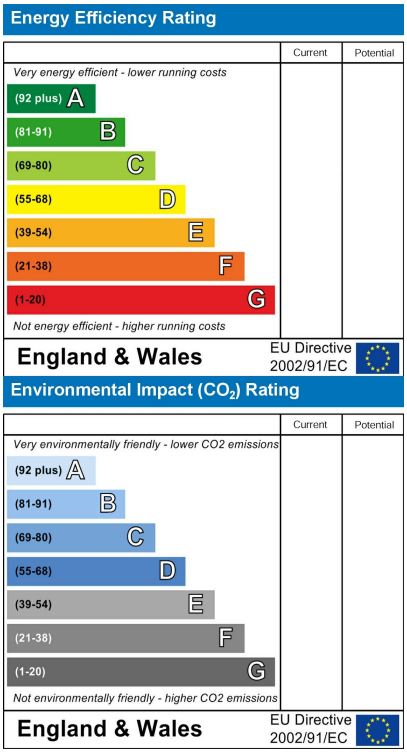
Amount Payable: £1984 http://www.mycounciltax.org.uk

SERVICES

The property is connected to mains water, mains electricity and mains drainage, mains gas and gas fired central heating.

DIRECTIONS

From Lampeter take the A482 to the village of Cwmann, half way up the hill turn left in to Heol Hathren, bearing left again and Brynhedd is one of the last properties on the right hand side as identified by the agents for sale board.



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