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Brodawel Highmead Terrace, Llanybydder, Ceredigion, SA40 9YA

Guide Price £158,000

Deceptively spacious, extensively renovated end terrace 3 bedroom property in a convenient edge of village location overlooking the Teify meadows with particularly large gardens to the rear, enjoying the benefit of rear vehicle access. The property has the benefit of double glazing and oil fired central heating and is an ideal opportunity to get your foot on the ladder or an ideal buy to let opportunity.

DIRECTIONS

From Lampeter, take the A485 roadway to Llanwnnen, at the roundabout take the 1st left hand turning, turning left again on to the B4337, continue through the village of Alltyblacca and on entering Llanybydder just after crossing the bridge, the property can be found on the right hand side.

LOCATION

The property is located on the outskirts of the popular Teify valley and market village of Llanybydder offering a good range of local amenities including shops, pubs, places of employment, doctors surgery, chemist etc. Only approximately 5 miles from the University and Market town of Lampeter and also located some 18 miles North of the larger County Town and Administrative Centre of Carmarthen being on a main T1 bus route from Carmarthen to Lampeter.

DESCRIPTION



A deceptively spacious property having been extended to the rear, providing comfortable, homely accommodation that has to be viewed to be fully appreciated.

The property would be ideal for family occupation having 2 reception rooms with kitchen/dining area together with 3 bedrooms to the first floor and bathroom. The property has the benefit of an enclosed garden together with further large garden area suiting keeping of small livestock such as poultry or an ideal area for kennels/dog run.

The property is located within the Teify meadow and has the benefit of access over a tarmaced rear service lane meaning ample parking opportunities are provided in the secondary garden/parking area. The property provides as follows -

FRONT ENTRANCE DOOR to

RECEPTION VESTIBULE



HALLWAY

with lino flooring, radiator

LIVING ROOM/DINING ROOM

14'4" x 13'2" (4.37m x 4.01m)



with electric fire, feature beam, lino flooring.

FRONT LIVING/SITTING AREA

10'10" x 12'9" (3.30m x 3.89m)



Entered through French double doors this living room provides a homely space, perfect for families, radiator, 2 front windows

REAR KITCHEN

10'5" x 9'1" (3.18m x 2.77m)



Attractive modern kitchen having a good range of wall and base kitchen units, incorporating single drainer sink unit, electric oven, electric hob, plumbing for automatic washing machine and lino flooring, part tiled

REAR HALLWAY

CLOAKROOM

having w.c., boiler cupboard, with new oil fired central heating boiler

FIRST FLOOR

having access from reception hall to -

SPACIOUS LANDING



access to loft, access to airing cupboard with copper cylinder

REAR BEDROOM 1

12'10" x 10'8" (3.91m x 3.25m)



radiator, front windows

FRONT BEDROOM 2

11' x 10'7" (3.35m x 3.23m)



radiator, front windows

BEDROOM 3 / OFFICE

8'6" x 7' (2.59m x 2.13m)



radiator

REAR LANDING

with access to -

BATHROOM



part tiled walls with panelled bath having electric shower unit over, wash hand basin, toilet, radiator, heated towel rail.

EXTERNALLY



Front forecourt area, the rear of the property is accessed via a tarmaced rear service lane leading to enclosed rear garden with patio area and steps leading down to further external space, enclosed in panelled fencing and including external log cabin & new oil tank.

External Log Cabin



REAR SERVICE LANE

REAR PARKING AREA / SHELTER



FURTHER GARDEN AREA



Across the service lane is a further useful strip of large garden area with ample parking and an area ideal for those having gardening interest to include growing vegetables or potential of keeping of small livestock or provision of dog kennels etc. Attractive open countryside views thereon.

SERVICES

The property benefits from connection to mains electricity, mains water, mains drainage, oil fired central heating.

Council Tax Band C

The amount payable per annum £1696 (source: mycounciltax.org.uk)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	36
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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