

# EVANS BROS.

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**Dolydd Llanybydder, Carmarthenshire, SA40 9UD**

**Guide Price £199,950**

A characterful 2/3 bedroomed semi-detached property with small enclosed pasture paddock to the rear in a convenient edge of village location overlooking the Teifi Valley. Spacious grounds, off-road parking & useful range of outbuildings.

## LOCATION

Conveniently located in the popular market town of Llanybydder with a good range of facilities and amenities, a short walking distance from a bus router, 6 miles from Lampeter university town. 17 miles North Carmarthen.

## DESCRIPTION



Character stone and slate, extended, 2/3 bedroom semi-detached, oil centrally heated, uPVC double glazed house. Spacious grounds viz off road parking, lawned garden, vegetable garden, patio area, useful range of outbuildings. Small rear pasture paddock. Edge of village location overlooking the Teifi Valley. Local Angling Club

## ACCOMMODATION

(Dimensions approx)

(All principal rooms have adequate power points and c/h radiators)

The semi-detached house with attractive stone frontage, extended over the years provides the following: oil c/h, uPVC double glazed, homely.

### Front Entrance Door

### Hallway

Staircase to 1st floor with under stairs storage cupboard

## Front Lounge / Living Room

14'4" x 11'0" (4.37m x 3.35m)



LP gas fire, fitted shelving

## Rear Kitchen / Diner

17'2" x 12'2" (5.23m x 3.71m)



Wall and base storage units, working surfaces, Rayburn Royal (hot water & cooking) Single drainer sink h/c, tiled floor

## Rear Entrance Lobby

Pantry with 'Worcester' oil boiler

## Conservatory



with side door to grounds

## FIRST FLOOR

### Front Master Bedroom

14'5" x 11'0" (4.39m x 3.35m)



### Office / 3rd Bedroom

7'8" x 6'0" (2.34m x 1.83m)

## Shower Room

8'2" x 6'0" (2.49m x 1.83m)



Spacious shower cubicle with a 'Redring' shower, W/C, wash hand basin with base cupboard, shaver point

### Rear Double Bedroom

12'0" x 8'7" (3.66m x 2.62m)



Fitted wardrobes and airing cupboard, lovely views across the Teifi Valley

## Externally



A spacious level plot which benefits from off-road parking, complimented by a vegetable Garden, lawned Garden, rear Patio area and a useful range of store sheds and workshops.

## Garden



## Pasture Paddock



## Services

Mains water, electricity, drainage, oil central heating.

## Council Tax

We understand the property is in council tax band 'D' with the amount payable being £1909 (source: [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk))

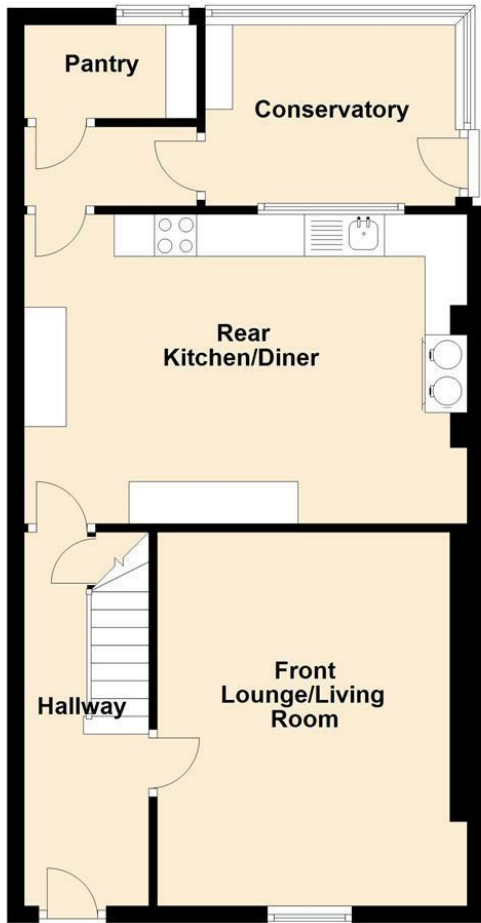
## Directions

100 yards from the Church at Llanybydder on the one way system with an Evans Bros For Sale board thereon.

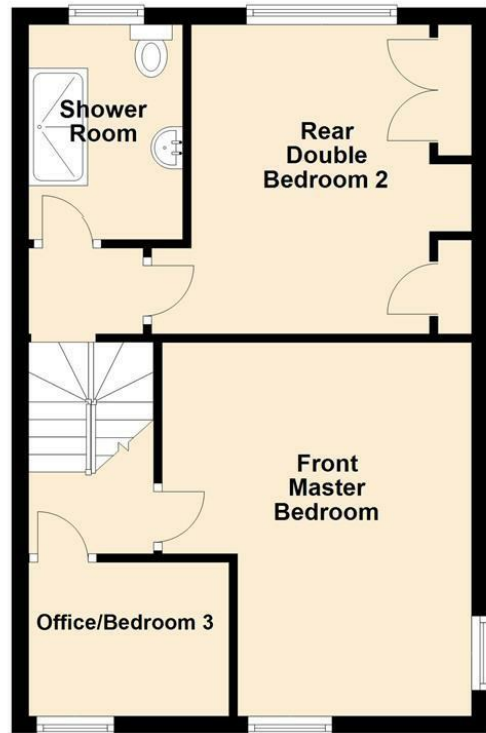
## Viewing

Strictly and only by prior appointment via the agents.

### Ground Floor



### First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">82</span> </div>
(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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>	



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