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## Manordeifi Llanllwni, Llanybydder, Carmarthenshire, SA40 9SQ

**Guide Price £275,000**

Detached country bungalow with pleasant views, ample parking & detached garage/workshop. The property benefits from oil central heating & uPVC double glazing & also offers a large living room space with conservatory, 3 generously sized bedrooms (1 en-suite) also with fully tiled modern family bathroom & attractive kitchen with Aga. Ideal family or retirement home.

## LOCATION



## FRONT DRIVEWAY



Located a short distance from the village of Llanllwni which offers a wide range of amenities including junior school, public houses, places of worship & convenience store. The market town of Llanybydder is also just 2 miles away and provides a similar array of amenities and facilities which include a doctors surgery, primary school etc. 6 miles from the University Town of Lampeter and 12 miles North of the administrative centre of Carmarthen which provides good access to the M4, along with rail transport and further services.

The property is approached via a gated entrance which leads to the spacious driveway where there is potential for the making of a front garden or further parking area, ample parking & turning area, fenced/walled boundary.

## DESCRIPTION



## SIDE ENTRANCE PORCH TO

### CLOAK / BOOT ROOM

tiled, radiator, door to

### KITCHEN

13' x 11'7" (3.96m x 3.53m)



A convenient and spacious 3 double bedroomed, 2 bathroomed detached bungalow with traditional oak kitchen, oil fired central heating, uPVC double glazing, welcoming living room, large conservatory to enjoy the open views over the Teifi Valley and attractive modern bathroom suite.

A good range of base & wall units, oil fired aga which runs the domestic hot water for the property, access to loft which is boarded & insulated. Double eye level electric oven, electric hob with extractor hood over, plumbing for automatic washing machine & dishwasher, airing cupboard, tiled floor, part tiled kitchen.

## LIVING ROOM

21'9" x 12'4" (6.63m x 3.76m)



Generously sized living room, the feature beam and multi-fuel radiator  
stove add to the character and homeliness of the room, click  
oak floor, radiator, pine doors leading to hallway &

## CONSERVATORY

13'7" x 11'1" (4.14m x 3.38m)



Most desirable large conservatory addition which fully exploits  
the open countryside views over the Teifi Valley which this  
property benefits from, radiator, click flooring.

## HALLWAY

17'5" x 3'8" (5.31m x 1.12m)

click flooring, cloak/storage room, radiator, further shelving,  
door leading back to kitchen

## REAR DOUBLE BEDROOM 1

13'7" x 10'7" (4.14m x 3.23m)



radiator

## EN-SUITE SHOWER ROOM

6'8" x 6'3" (2.03m x 1.91m)



Rear en-suite, fully tiled, heated towel rail, wash hand basin,  
shower cubicle with power shower, low level W/C, tiled  
flooring, radiator

## REAR DOUBLE BEDROOM 2

13'6" x 10'7" (4.11m x 3.23m)



radiator

## FRONT DOUBLE BEDROOM 3

11'9" x 11'9" (3.58m x 3.58m)



radiator

## FAMILY BATHROOM



fully tiled, panelled bath, heated towel rail, shower cubicle with power shower, low level wc, extractor fan

## DETAHCED GARAGE / WORKSHOP

Good sized workshop with electricity split into 2 with fitted shelving, workshops & cupboards, up and over door, separate utility space to the rear.

## UTILITY SPACE

15'3" x 10 (4.65m x 3.05m)

accessed from within workshop or via separate door

## SHELTERED WOOD STORE



## EXTERNALLY



To the rear of the property is a patio area with steps leading to rear garden with pleasant country views. There is a further patio area to the front of the property along with potential for a further outbuilding / workshop if desired (STC).

## SERVICES

We are informed by the vendors that the property is connected to mains water, mains electricity & private drainage.

## COUNCIL TAX BAND 'E'

Council Tax Band 'E'

## DIRECTIONS

What3Words: supreme.snack.punctual



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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>		EU Directive 2002/91/EC
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>		EU Directive 2002/91/EC



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