



www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Courtlands Llanybydder, Carmarthenshire, SA40 9QA

Guide Price £299,000

A particularly attractive, deceptively spacious Victorian style 3 bed detached house in a convenient town location. The property benefits from oil central heating, uPVC double glazing, & an enclosed, spacious yet manageable garden to the rear. Conveniently located on the A485 on a regular bus route and within walking distance of the amenities within the market town of Llanybydder, including a public house, convenience stores, hairdressers, bakery etc. Ideal family home.

A TRUE TURNKEY PROPERTY

Location



Conveniently located within the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



A deceptively spacious, attractive Victorian town house which is immaculately presented. A perfect family home, being tastefully decorated. Oil fired central heating and uPVC double glazed throughout, providing the following accommodation.

Reception Hallway

13'1" x 11'6" (3.99m x 3.51m)



Entered via an imposing stained glass doorway, being an eye catching feature to the front of the property. Spacious hallway offering a welcoming space. With solid oak flooring, doors leading to kitchen and living room, staircase to 1st floor, radiator

Living Room

14' x 12'6" (4.27m x 3.81m)



A large yet cosy living room offering a homely space. With solid oak flooring, large bay window, feature gas fireplace with victorian style surround, radiator

Kitchen / Dining Room

22'6" x 12'1" (6.86m x 3.68m)



Stylish and modern kitchen with dining and seating area - an ideal family space. With base and wall units, good range of worktops, electric hob and oven with extractor hood over, plumbing for dishwasher, space for fridge and freezer, slate tiled floor, radiator, door to side driveway

Rear Conservatory

13'8" x 10'2" (4.17m x 3.10m)



A light and airy addition to the rear of the property. With base and wall units and worktops, plumbing for washing machine, space for tumble dryer, oak flooring, radiator

Landing



With access to loft via a drop down ladder. Boarded and insulated with potential for further bedroom if desired (STC)

Front Bedroom 1

13'7" x 11'3" (4.14m x 3.43m)



with large bay window, radiator

Front Bedroom 2

14'4" x 10'5" (4.37m x 3.18m)



radiator

Rear Bedroom 3

12'3" x 8'4" (3.73m x 2.54m)



radiator, built in alcove shelving

Family Bathroom

13'8" x 6' (4.17m x 1.83m)



Fully tiled modern suite with lino flooring, wash hand basin vanity unit with illuminated bathroom mirror, wc, shower cubicle with power shower, panelled bath, heated towel rail

Externally



The property benefits from off road parking to the front and side, for up to 3 cars. Accessed via both sides of the property is a rear enclosed courtyard which leads to both the garage/workshop and the rear lawned area.

Garage / Workshop

17'5" x 10'1" (5.31m x 3.07m)

With up and over door, electric connectivity, work surfaces to rear. Adjoining the garage is an outside wc / utility space which houses the Worcester boiler, with tiled flooring, wash hand basin, shelving (being 6'7" x 5'9")

Enclosed Rear Lawned Area



Accessed via a staircase from the rear courtyard. With garden shed, patio area, raised plant beds, spacious lawned area being fully enclosed.

An ideal family / entertainment space.

Services

We are informed by the vendors that the property benefits from connection to mains water, electricity & drainage, oil central heating.

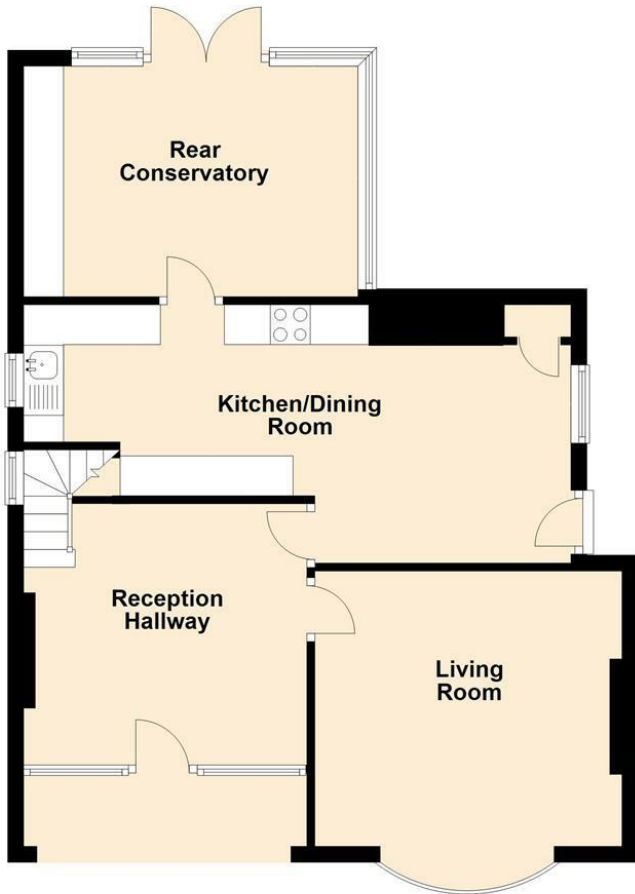
Council Tax Band 'D'

Annual amount payable £1909

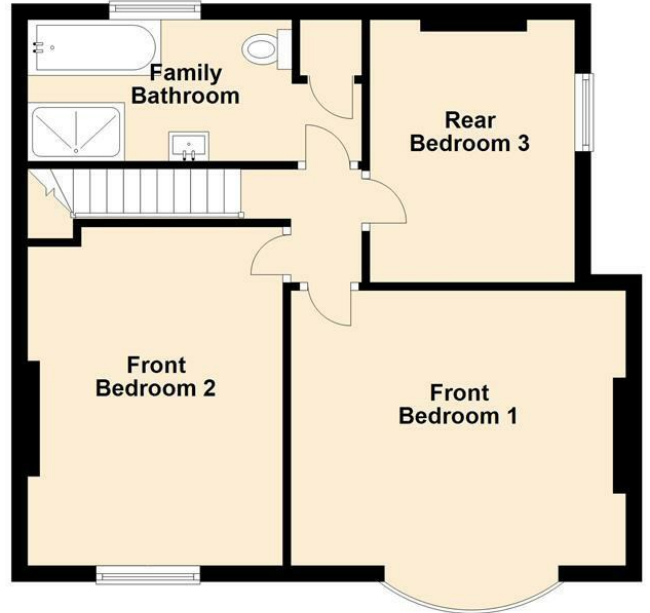
Directions

What3Words: froth.sofas.political

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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(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		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CERIDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CERIDIGION, SA46 0AS
Tel: (01545) 570462