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Tegfryn Rhydcymerau Road, Llanybydder, Carmarthenshire, SA40 9RP

Guide Price £250,000

Deceptively spacious, extended 2 bedroomed bungalow with attractive kitchen & living room, detached garage/workshop, attractive enclosed rear garden with decking area, summerhouse & open countryside views. The property also benefits from ample parking to the front, along with uPVC double glazing & oil central heating. A 'turnkey' property in a convenient village location with motivated vendors.

Location



Conveniently located within walking distance from 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 homely and comfortable 2 bedroomed bungalow in a convenient village location, the property benefits from off road parking to the front along with an enclosed garden to the rear along with detached garage/workshop, summerhouse and further garden shed. The property has the benefit of uPVC double glazing and oil fired central heating & provides the following accommodation;

Front entrance door to

Reception Hallway

8'9" x 4'4" (2.67m x 1.32m)



radiator

Front Double Bedroom

11' x 10'4" (3.35m x 3.15m)



with radiator

Front Dining Room

10'9" x 10'12" (3.28m x 3.05m)



with radiator, double doors leading to -

Living Room

14" x 11'3" (4.27m x 3.43m)



with radiator, alcove shelving, built in storage cupboard, LP gas real flame effect fire with modern tiled fireplace. Access to loft which is insulated and boarded, potential for conversion to create further accommodation (STC). Archway through to:

Bedroom 2

10'6" x 10'4" (3.20m x 3.15m)



with radiator

Rear Hallway

11'7" x 3'7" (3.53m x 1.09m)

Bathroom

8'7" x 6'7" (2.62m x 2.01m)



fully tiled, panelled bath, shower cubicle with electric shower, wc, pedestal wash hand basin, toiletries cupboard

Utility Room

7' x 5'8" (2.13m x 1.73m)

tiled flooring, cloakroom, cupboard housing Worcester boiler, plumbing for automatic washing machine, part tiled wall, space for an upright fridge/freezer.

Kitchen

12'5" x 11'9" (3.78m x 3.58m)



A modern kitchen with a good range of base and wall units, 1 1/2 drainer sink, electric hob with extractor hood over, electric oven, integrated fridge freezer, pantry storage cupboard with adequate storage space, tiled flooring, radiator, rear window with pleasant outlook over garden.

Externally



A low maintenance, colourful and vibrant raised terraced garden with scenic open countryside views to the rear. The panelled fencing & gated pedestrian access to either side of the property makes the rear a fully enclosed space with ample sized front tarmaced area also.

Side Conservatory



leading to -

Side Courtyard Area



with artificial turf

Detached Workshop / Garage

24'3" x 10'3" (7.39m x 3.12m)



Electric up and over door to garage with remote control,

storage area, space for parking if needed, workbench to rear and further shelving, side access door

Decking Area



A perfect space for family entertainment with pergola over.

Garden Shed



Summerhouse



Positioned in a spot which fully exploits the attractive countryside views to the rear of the property.

Council Tax Band 'D'

We understand that the property is council tax band 'D' with amount payable being £1909 per annum (mycounciltax.org.uk)

Services

We are informed by the vendor that the property benefits from connection to mains water, electricity & drainage, oil C/H.

Directions

From Lampeter take the A485 road through Cwmann to Llanybydder. Turn left at the junction adjacent to the 'Nisa Supermarket', up past the 'Crosshands Hotel' on the main square towards Llansawel and Rhydcymerau. Continue along this road, past the school on your right, slightly further on the property will be seen on your right hand side.

What3Words: obliging.snapper.dark



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		75
	56	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



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