



www.evansbros.co.uk



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



Gwel y Dyffryn, Brynawelon, Llanwenog, Llanybydder, Ceredigion, SA40 9UZ
Offers In The Region Of £400,000

**** BREATHTAKING VIEWS OVER THE TEIFI VALLEY ****

Detached executive 6 bedrooomed Bungalow with breathtaking, far reaching views over the unspoilt Teifi Valley. This property benefits from a spacious 1/2 acre plot in a lovely semi-rural location & has spacious rooms throughout. The flexibility & size of the accommodation makes 'Gwel y Dyffryn' suitable for multi-generational living & would make an idyllic country family home.

Location



Enviously located in an elevated position with superb open views over the Teifi Valley. The property sits in the picturesque Hamlet of Llanwenog with the charming local Church in view. The Market Town of Llanybydder lies some 2 miles away providing a wide range of Village amenities, the University and Market Town of Lampeter is some 5 miles North providing further amenities & 3-19 schooling, also within easy travelling distance to the Ceredigion Heritage Coastline with its many secluded coves and sandy beaches.

Description



The placing of 'Gwel y Dyffryn' (View of the Valley) on the market provides prospective purchasers with the opportunity to buy a very well appointed, family sized bungalow with deceptively spacious rooms throughout, large grounds (1/2 acre plot) & outside entertainment spaces. Built in circa 1999 the detached bungalow enjoys a commanding position with open & far reaching views over the unspoilt Teifi Valley. The property benefits from oil fired central heating & uPVC double glazing throughout & could suit multi generational use due to its size and flexibility.

Front Entrance Door to

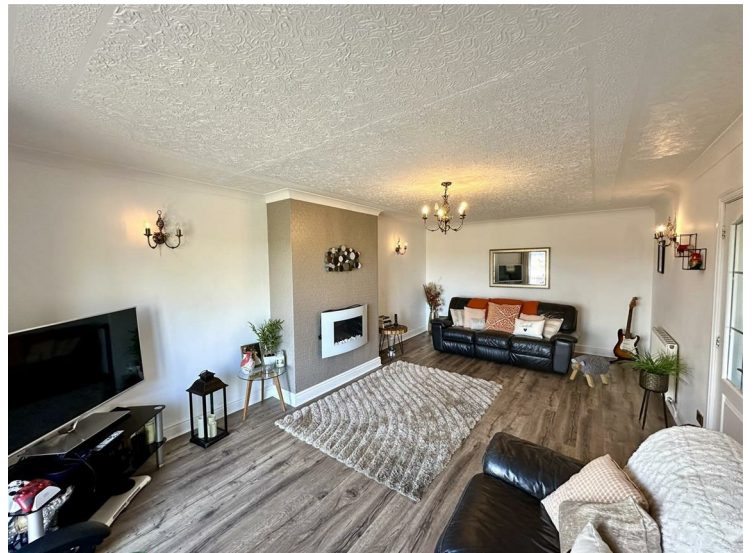
Hallway



spacious hallway with staircase to 1st floor

Living Room

21'8" x 12'6" (6.60m x 3.81m)



A spacious and welcoming living room with patio doors placed to exploit the far reaching views that this property benefits from, laminate flooring.

Bedroom 3

11'7" x 10'1" (3.53m x 3.07m)



cubicle, Jacuzzi bath, pedestal wash hand basin, WC, toiletries cabinet, extractor fan

Principal Bedroom

15'3" x 11'6" (4.65m x 3.51m)



Bedroom 2

11'7" x 10'8" (3.53m x 3.25m)



En-Suite



Family Bathroom

15'3" x 11'6" (4.65m x 3.51m)



being fully tiled with shower, WC, & pedestal wash hand basin

Walk-in Airing Cupboard

with copper cylinder, shelving etc

A spacious bathroom suite being part tiled with corner shower

Open Plan Kitchen / Dining Room

31'4" x 12'2" (9.55m x 3.71m)



A substantial open plan kitchen / diner with oak base & wall units & working surfaces, tiled flooring, integral fridge, dish washer, 1 1/2 drainer sink h/c, "Leisure" electric double oven & hob, extractor fan, spot lighting, further dining area with laminate flooring

Utility Room

9'4" x 6'4" (2.84m x 1.93m)



with single drainer sink h/c, plumbing for washing machine, tiled floor, door to -

WC



with wash hand basin

Side Entrance Door

FIRST FLOOR

Landing



with velux skylight

Bedroom

13'4" x 12'7" (4.06m x 3.84m)



with velux skylight window, laminate flooring, eaves storage

Box Room

Bedroom

13'4" x 12'7" (4.06m x 3.84m)



with velux skylight window, laminate flooring

WC



Bedroom

18" x 13'4" (5.49m x 4.06m)



access to insulated loft space

Hot Tub

Included in the sale of the property.

EXTERNALLY



An envious 0.5 acre elevated plot with tarmac drive providing ample parking, further patio area down to -

Decking Area



Providing an ideal entertainment space for those alfresco summer evening with Pergola for BBQ etc

Pergola



Lawned Gardens



A spacious garden, perfect for the family with ornamental trees & shrubs

Views



General Comments



A substantial property with outstanding rural views within a large plot & being tastefully decorated & suitable for a range of prospective purchasers.

Services

We are informed by the vendor that the property is connected to mains water, electricity & drainage, oil fired C/H.

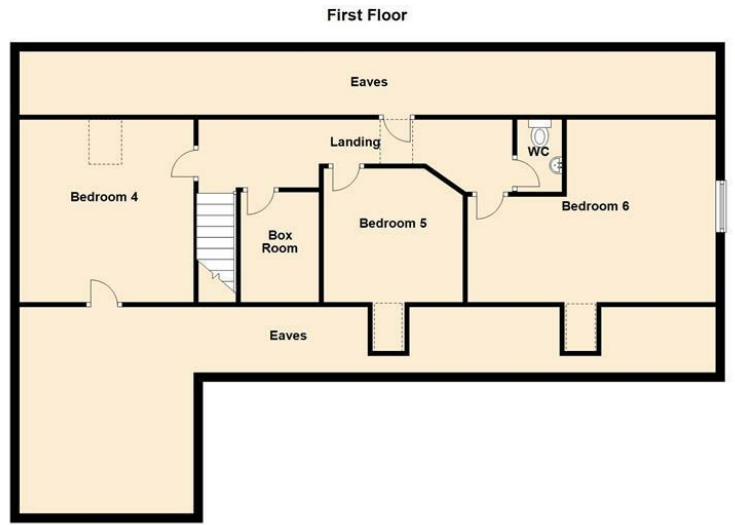
Directions

What3Words: acute remodel submerge

From Llanybydder take the B4338 towards Drefach for approx 3 miles, turn left at the bridge junction up the hill for approx 300yds, turn left for Llanwenog church, continue along this road until you come to the agents for sale board on your right hand side, the property can be found in an elevated position with entry from the top or bottom of the drive.

Council Tax Band 'F'

We understand the property is in council tax band 'F' with the amount payable per annum being £2756.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
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		
(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**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



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