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**Llwyn, Llanybydder, Carmarthenshire, SA40 9TX**

**Guide Price £335,000**

Imposing detached 4 bedroomed house offering spacious accommodation in a generous 0.25 acre central village plot. The property enjoys open views over the Teifi Valley to the rear and is conveniently placed in the Market Town of Llanybydder.

The property benefits further from a detached workshop with enclosed and manageable grounds to the rear & ample parking for several vehicles. \*\* Option of adjacent building plot by separate negotiation \*\*

**\*\* AVAILABLE CHAIN FREE \*\***

## Location



Conveniently located in 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 on a regular bus route & 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



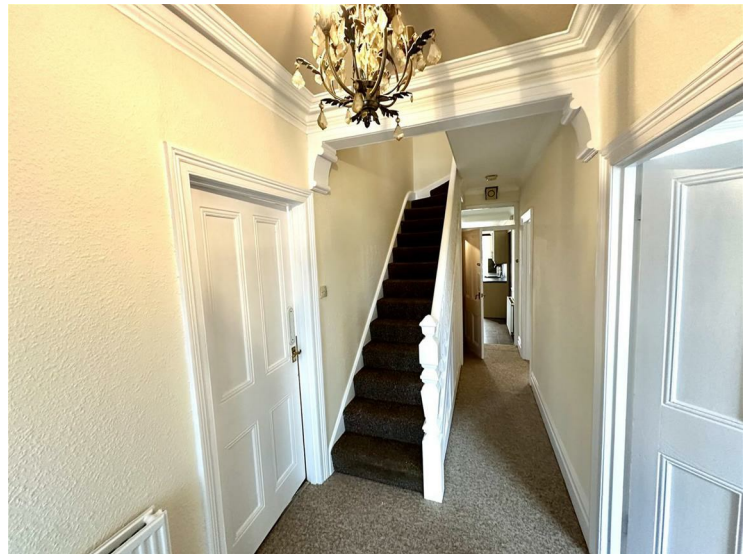
A spacious 4 bedroomed detached house with the benefit of uPVC double glazing and oil central heating, this imposing property enjoys a spacious plot and has significant potential as a family home. The property benefits from several reception/living rooms, a large kitchen and generous sized rooms throughout. The accommodation affords more particularly the following:

## Front Entrance Porch to -



part tiled

## Reception Hallway



with under-stairs storage cupboard

## Living Room

13'7" x 13'1" (4.14m x 3.99m)



A spacious front living room with attractive fireplace having granite hearth and surround, radiator

### Front Sitting Room

14" x 12'8" (4.27m x 3.86m)



with double aspect windows, radiator

### Rear Sitting Room

13'9" x 11'4" (4.19m x 3.45m)



with fireplace having granite hearth and surround, alcove shelving, radiator

### Kitchen

17'8" x 10'9" (5.38m x 3.28m)



A very generously sized kitchen which leads through to the conservatory with an excellent range of fitted base & wall units, 1 1/2 drainer sink, eye level electric oven, 4 ring gas hob with concealed extractor hood over, space for fridge freezer, slate flooring & door to side porch.

### Rear Conservatory

15'3" x 9'8" (4.67m x 2.95m)



being spacious with door to grounds at rear & slate flooring.

### Side Entrance Door



slate flooring

### FIRST FLOOR

#### Landing

with access to loft

#### Rear Bedroom 1

12'2" x 8'8" (3.71m x 2.64m)



with radiator, built in wardrobe / storage space & airing cupboard.

### Bathroom

11'5" x 8'7" (3.48m x 2.62m)



A generous sized suite being part tiled with corner shower cubicle, electric shower, WC, bath, toiletries cupboard, wash hand basin & attractive countryside views.

#### Rear Bedroom 2



Built in wardrobes & storage, wash hand basin, pleasant countryside outlook, radiator

**Front Double Bedroom**  
14'2" x 11'6" (4.32m x 3.51m)



with radiator & built in wardrobes / shelving.

**Principle Bedroom**  
14' x 13'2" (4.27m x 4.01m)



with wash hand basin, built in wardrobes/storage, radiator

**Office / Box Room**  
8'3" x 6'3" (2.51m x 1.91m)



radiator

**Externally**



The property is approached via a walled & railed gated entrance with steps up to patio at the front, the property has a largely walled & panelled fenced boundary which makes the rear a well enclosed space with tarmac drive that extends around the entire property providing ample parking and turning space for several vehicles. Further on there is a low maintenance section of lawned garden which is bisected by a gravelled path.

## Workshop

26'6" x 16'5" (8.08m x 5.00m)

market town of Llanybydder as identified by the agents for sale board.



Housing the external oil boiler & oil tank, workbenches.

## External WC

with wash hand basin

## Services

We are informed the property is connected to mains water, electricity & drainage, oil fired central heating (not tested). Superfast fibre broadband is available at the property (subject to any connection charges).

## Council Tax Band 'F'

We understand the property is in council tax band 'F' with the amount payable per annum being £2757.

## Optional Plot



There is an option to purchase the adjacent building plot which has previously had planning permission for 3, 3 bedrooomed terraced houses (currently under review) by separate negotiation.

## Directions

What3Words: speeches.worry.expecting

The property can be found on the Carmarthen Road out of the

**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>		
(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>77</b>
	<b>43</b>	

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC



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