



[www.evansbros.co.uk](http://www.evansbros.co.uk)



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: (01570) 480444 Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



### **The Knoll Rhydybont, Llanybydder, SA40 9RR**

**Guide Price £245,000**

A deceptively spacious 3 bedroomed detached bungalow in a elevated village position with attractive countryside views & low maintenance gardens & grounds. The property is in need of modernisation but has significant potential with large rooms throughout, including an office room & a single garage / workshop. Conveniently placed within walking distance of the market town of Llanybydder & available chain free this property is deserving of an early viewing in order to fully appreciate what it has to offer.



## 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 detached deceptively spacious 3 bedroomed bungalow with the benefit of uPVC double glazing & full LPG fired central heating. The property is deserving of sympathetic refurbishment & has significant potential with its large rooms and pleasant views. The 3 double bedrooms and office room (currently a music room) all add to the flexibility and appeal of this property. There is also gigabit superfast fibre broadband available to the property (subject to any connection charges), adding further to the appeal of the area through being fully equipped for work from home/ family entertainment purposes.

## Side Entrance Porch to -



## Reception Hallway



radiator, access to loft, part boarded & insulated

## Office / Study

13'11" x 5'1" (4.24m x 1.55m)



radiator



## Bathroom

11'6" x 6'6" (3.51m x 1.98m)



A spacious bathroom suite with bath, toiletries cupboards, wash hand basin, WC, radiator

## Living Room

17'0" x 13'11" (5.18m x 4.24m)



A spacious living room with pleasant countryside views, feature fireplace with open flue, slate hearth, radiator

## Kitchen

11'10" x 8'10" (3.61m x 2.69m)



With base & wall units, single drainer sink, space for fridge freezer, electric oven (not tested), storage cupboards, back door porch area leading onto the garage.

## Airing Cupboard

with hot water tank, further storage

## Double Bedroom 1

13'5" x 11'11" (4.09m x 3.63m)



radiator



## Double Bedroom 2

17'4" x 9'10" (5.28m x 3.00m)



radiator, LPG gas 'Worcester' boiler (serviced annually)

## Double Bedroom 3

13'1" x 11'4" (3.99m x 3.45m)



radiator

## Garage



A single garage with up and over door, shelving

## Utility Room

with plumbing for automatic washing machine, shelving & Belfast sink

## Externally



The property is approached through a tarmacadam driveway with parking for several vehicles, having lawned areas to the either side with planting. To the rear is a tiered garden with a shed and greenhouse and further lawned area, the whole being quite well enclosed.

## Services

We are informed the property is connected to mains water, electricity & drainage, LPG fired central heating, superfast gigabit internet is available to the property (subject to any connection charges).

## Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum being £2333.

## Agents Comments



An opportunity to purchase a spacious bungalow in a convenient village location which would make an excellent home once modernised.

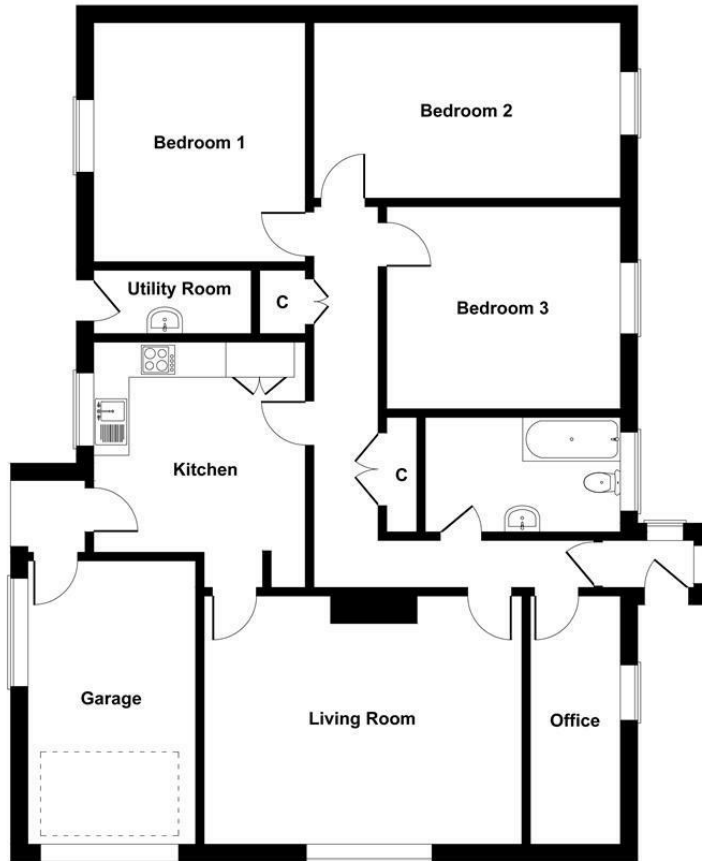
## Directions

What3Words: outwards.suspect.enter

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 Rhydcymerau. Continue along this road, past the school on your right, slightly further on the property will be seen on your right hand side as identified by the agents for sale board.



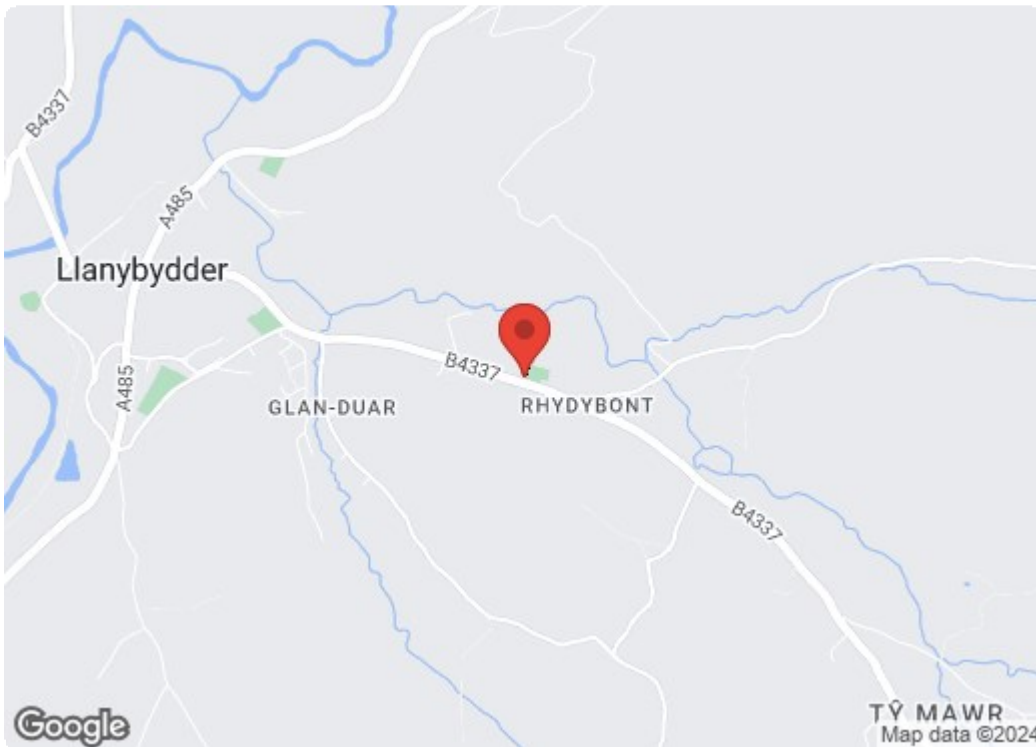
# The Knoll, Rhydybont



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		44	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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