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Bwthyn Teifi Station Terrace, Llanybydder, Carmarthenshire, SA40 9XX

Guide Price £117,500

A newly renovated double fronted 2 bedroomed cottage in a convenient village location benefitting from uPVC double glazing & oil central heating. This property has been extensively refurbished to provide homely & comfortable accommodation with the benefit of an off-lying garden with garden shed/workshop. Ideal first time buyer or buy to let property. Available chain free.

Location

The property is located within the popular Teifi valley and market village of Llanybydder offering a good range of local amenities including convenience stores, public houses, bakery doctors surgery, chemist etc. The property is only approximately 5 miles from the University and Market town of Lampeter and also located some 18 miles North of the larger County Town and Administrative Centre of Carmarthen, short walking distance from a T1 bus route from Carmarthen to Lampeter.

Description



A double fronted & newly refurbished cottage with the benefit of oil central heating & uPVC double glazing. This property offers 2 bedroomed accommodation that is homely & convenient being a short walking distance from village amenities.

Front Entrance Door to -

Living Room

18'9" x 13'3" (5.72m x 4.04m)



A large living space with feature fireplace, under stairs storage, recessed shelving, radiators & staircase to first floor.

Kitchen

12'14" x 4'5" (3.66m x 1.35m)



A newly fitted kitchen being part tiled with base & wall units, electric 'Lamona' hob, single drainer sink, door to front.

FIRST FLOOR

Landing

with access to loft

Bedroom 1

13' x 9' (3.96m x 2.74m)



with radiator

Bedroom 2



with radiator & view over the river Teifi

Bathroom



A newly fitted bathroom suite being fully tiled with bath & electric shower over, wash hand basin with vanity unit, WC, extractor fan & cupboard housing hot water cylinder.

Externally



Further down from the property is an off-lying fully enclosed garden area, perfect as a runaround for dogs etc & to enjoy views over the river Teifi. There is also a convenient garden shed/workshop within the grounds.

Council Tax Band 'A'

We understand that the property is in council tax band 'A' with the amount payable per annum being £1365.

Services

We are informed by the vendor that the property is connected to mains water, electricity & drainage, oil fired central heating(not tested), superfast gigabit internet is available at the property (subject to any connection charges).

Directions

What3Words: [assembles.strikers.wipe](#)

The property can be found in the village of Llanybydder on the first left turning down Station Terrace.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(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		
(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	



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