



www.evansbros.co.uk

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

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



Dolfedw, 9 Highmead Terrace, Llanybydder, Carmarthenshire, SA40 9YA

Guide Price £150,000

A charming 2 bedroomed semi-detached property in a convenient village location being walking distance from everyday amenities with the benefit of oil c/h, double sized garage/workshop, lawned gardens, greenhouse, store shed and more. The property is in need of some updating but has plenty of potential and is available chain free. Internal photos to follow.

Location

The property is located on the outskirts of the popular Teify valley and market village of Llanybydder offering a good range of local amenities including shops, pubs, places of employment, doctors surgery, chemist etc. 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 being on a main T1 bus route from Carmarthen to Lampeter.

Description

This charming 2 bedroomed stone & slate semi-detached property provides traditional & homely accommodation which is oil centrally heated with lawned gardens to the rear & further store shed & large garage/workshop. The property comprises more particularly the following:

Front Entrance Door to -

Entrance Lobby
with tiled flooring

Living Room

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

with open fire, alcove shelving, double doors

Kitchen / Diner

13'6" x 11'7" (max) (4.11m x 3.53m (max))

Inset with Victorian style fireplace, side shelving, single drainer sink h/c, base & wall units, part tiled, tiled flooring & pantry

Rear Entrance Door

stairs leading down with half landing

Basement / Cellar

Provides spacious storage via 2 rooms, rear entrance door

FIRST FLOOR

Landing

with access to spacious loft

Bedroom 1

12'6" x 12'4" (3.81m x 3.76m)

with linen cupboard

Bedroom 2

10'6" x 9'9" (3.20m x 2.97m)

having fitted wardrobes

Bathroom

7'8" x 7'2" (2.34m x 2.18m)

with bath, WC, wash hand basin, wall heater & toiletries cabinet

Externally



The property enjoys the benefit of spacious rear grounds bisected by a service lane with lawned garden, flower borders etc. The grounds of the property continue over the service lane comprising of further lawned garden,, a storage unit & greenhouse.

Double Garage / Workshop

26' x 24' (7.92m x 7.32m)



A perfect working space which is rare for this type of property with electricity & water connected.

Store Shed

Council Tax Band 'C'

We understand the property is in council tax band 'C', with the amount payable per annum being £1870.

Services

We are informed the property is connected to mains water, electricity & drainage.

Directions

What3Words: start.rhino.raced

From Llanybydder square, go down the B4337 past the Black Lion Hotel on your left, across the bridge and the property can

be found on your left hand side as identified by the agents for
sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	40	
(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



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