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Ashcroft Llanybydder, Carmarthenshire, SA40 9TX

Asking Price £265,000

A rare village smallholding with substantial three storey period 5 bedroomed semi-detached house in need of refurbishment but with many attractive original features. The property benefits from oil fired central heating, double glazing & enjoys fine views over the Teifi Valley. To the rear there are a range of outhouses and a paddock with separate vehicular access. Situated in a popular central village location on a bus route & within easy walking distance of everyday amenities.

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 convenient centre of Village smallholding offering a substantial three storied 5 bedroomed semi detached house bursting with original character and charm. The property itself is in need of general modernisation and updating but offers great potential as a Family home. It benefits from oil fired central heating and double glazing.

To the rear of the property lies a small lawned garden area that opens onto the rear paddock which extends in total to approximately 1.3 acres. The land enjoys two gated access points and is sloping in nature.

A particular feature of this property is the beautiful backdrop and view over Llanybydder itself and the surrounding Teifi Valley.

Front Entrance Porch

Reception Hall



A traditional Hallway with the original staircase, original stained glass porch windows, picture rails, radiator, door through to ground floor living areas.

Understairs W.C.

with low level flush w.c., wash hand basin

Living Room

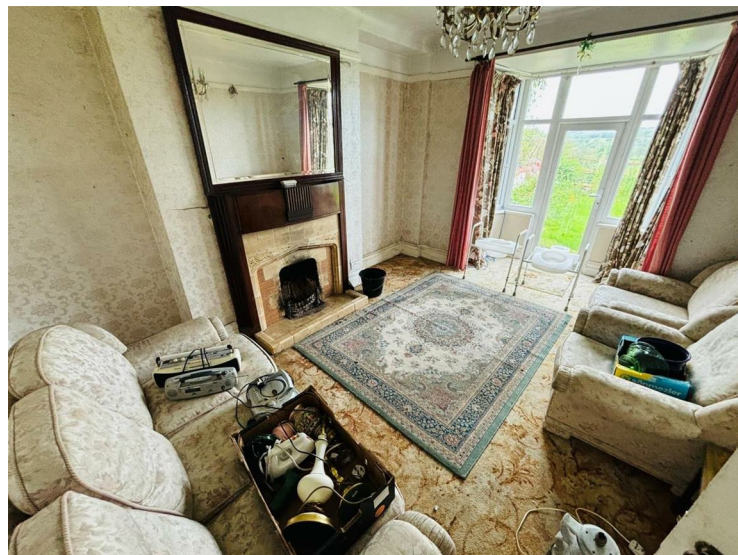
15'2" x 13'5" into bay (4.62m x 4.09m into bay)



With radiator, original period tiled open fireplace, picture rail.

Rear Sitting Room

17'6" x 17'3" into bay (5.33m x 5.26m into bay)



With glazed patio door opening onto the rear garden area, original and period open fireplace with tiled surround, picture rail.

Kitchen

13'9" x 8'9" (4.19m x 2.67m)



With radiator, fitted wall and floor units.

Rear Hall

With rear entrance door, plumbing and space for automatic washing machine.

Separate Pantry Cupboard

Kitchenette / Utility Room



With fitted sink unit, electric cooker point and space, Worcester oil fired central heating boiler.

FIRST FLOOR

Rear Landing

Leading to -

Bathroom



Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, linen cupboard, shaver light and point.

Front Landing

With staircase leading to the second floor.

Bedroom 3

10'4" 9'0" (3.15m 2.74m)



With radiator, enjoying views over the rear paddock and the Teifi Valley.

Bedroom 2

14'1" x 11'4" (4.29m x 3.45m)



With radiator, electric heater, modern tiled open fireplace, enjoying views over the rear paddock and the Teifi Valley beyond.

Bedroom 1

15'4" x 12'5" into bay (4.67m x 3.78m into bay)



with radiator

Bedroom 4

8'3" x 6'9" (2.51m x 2.06m)



with radiator

SECOND FLOOR

Second Floor Landing

With undereaves storage area.

Bedroom 5

15'8" x 10'6" (4.78m x 3.20m)

With undereaves storage area, roof window, radiator.

EXTERNALLY

Outhouses

Comprising of

Outside W.C.

Store Shed

With electricity connected.

Fuel Store

Split into two compartments with direct field access.

Garden



A walled rear garden is located to the rear of the property laid

to lawn with flower and shrub borders and benefiting from a side concrete pathway with a further gate opening onto a paddock.

The Land



In total the property extends to approximately 1.3 ACRES or thereabouts and the paddock is sloping in nature. It is well fenced and enjoys two gated access points with the possibility of creating your own driveway and parking area.

Views



Enjoying views over Llanbydder and the Teifi Valley beyond.

Services

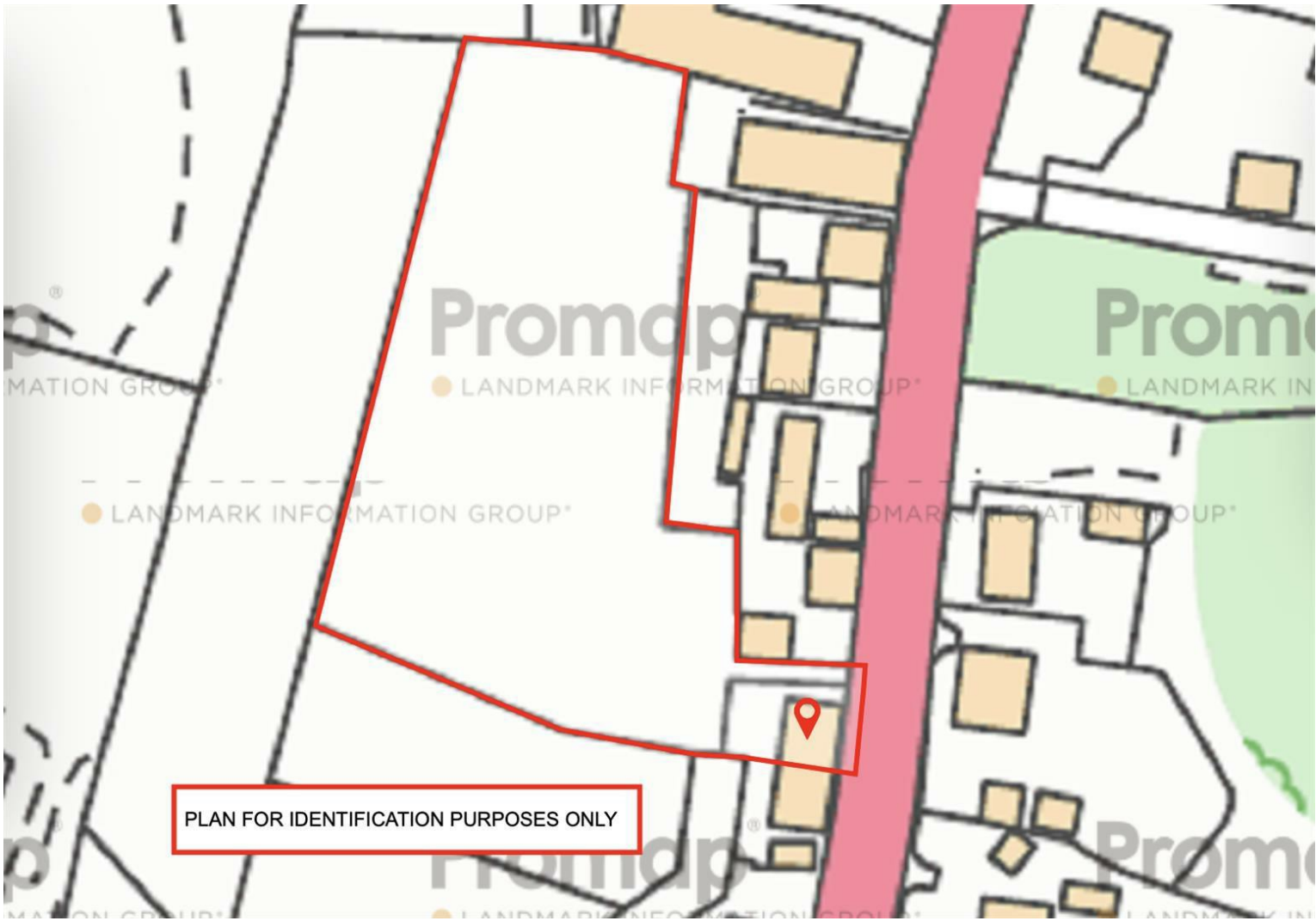
We are informed by the vendor that the property is connected to mains water, electricity & drainage, oil fired central heating & double glazing.

Council Tax Band 'D'

We understand the property is in council tax band 'D' with the amount payable per annum being £2048.

Directions

What3Words: alike.mammals.entire



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



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