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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

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



**6 Heol y Maes, Pencarreg, Llanybydder, SA40 9QJ**

**Guide Price £185,000**

Here we have a well presented 3 bedroomed, oil centrally heated, double glazed semi-detached house which has been extended over the years, now providing homely & comfortable accommodation, standing on a spacious plot with garage, lawned gardens & 2 store sheds. A particular attraction of this property is its aspect with lovely, envious views over Pencarreg Lake at the rear. Ideal first time purchase or indeed a family / retirement property, no onward chain & ready for immediate occupation.

## Location



Most conveniently situated just over a mile from the Market Town of Llanybydder, on a regular bus route, 4 miles from the University town of Lampeter which provides a good range of everyday amenities, cafe's, supermarkets etc. The administrative town of Carmarthen is some 18 miles to the South with good access onto the M4, rail transport services and a diverse range of amenities.

## Description



The semi-detached house thought to date back to the 1950's, built of cavity walls under a pitched tiled roof with rear extension, elevations roughcast & benefitting from oil central heating & uPVC double glazing provides the following -

### Front Entrance Porch

with front entrance door to -

### Reception Lobby

with staircase to first floor & door to -

### Front Lounge / Living Room

17'3" x 10'4" (5.26m x 3.15m)



with open fireplace, door to -

### Sitting Room / Dining Room

17'3" x 9'2" (5.26m x 2.79m)



Open fireplace, built in store cupboards to either side

## Kitchen

10'3" x 9'8" (3.12m x 2.95m)



With tiled walls and floor & fitted base & wall units, working surfaces, built in oven and grill, 4 ring electric hob with extractor fan over, washing machine, fridge, single drainer sink h/c, door to grounds at rear with external WC and freezer shed.

## FIRST FLOOR

### Landing

with access to loft space, airing cupboard

### Bathroom

6' x 5'3" (1.83m x 1.60m)



Bath with 'Redring' shower over, pedestal wash hand basin, wall heater

## Separate WC



## Rear Double Bedroom

11'8" x 9'2" (3.56m x 2.79m')



with fitted wardrobe and lovely views across Pencarreg lake.

## Front Double Bedroom

11'8" x 11'4" (3.56m x 3.45m)



fitted wardrobes

## Single Bedroom

11'8" x 11'4" (3.56m x 3.45m)



fitted cupboard

## Externally



A spacious level plot with low maintenance grounds via front lawned garden, flower shrubs, 2 store sheds & with spectacular views over Pencarreg lake to the rear.

## Views over Pencarreg Lake



## Garage / Workshop

20' x 10' (6.10m x 3.05m)



Hardstanding to front for 2 cars



## Services

We are informed the property is connected to mains water, electricity & drainage, oil fired central heating.

## Council Tax Band 'C'

We understand the property is in council tax band 'C' with the amount payable per annum being £1820.

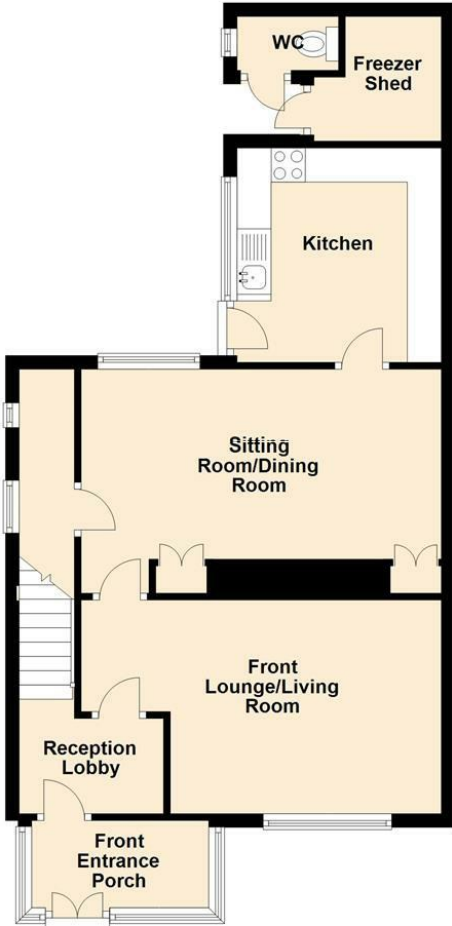
## Directions

What3Words: wiping.remaining.flesh

From Llanybydder take the A485 towards Pencarreg, continue on in to the village, take left hand turning at the bus stop and the property can be found immediately after on your right hand side.

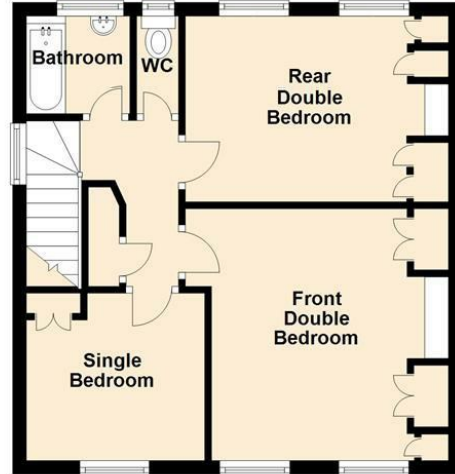
### Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 98.7 sq. metres (1061.9 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

**6 Heol Y Maes , Pencarreg, Llanybydder**



#### 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>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**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



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