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Swn Y Nant Llanybydder, Carmarthenshire, SA40 9RN

Guide Price £325,000

A well presented 3 bedroomed Detached Bungalow in a spacious village plot with well kept & low maintenance grounds & the tranquil sound of a stream on the boundary. The property benefits from recently installed double glazing & a spacious kitchen / diner, living room & a lovely conservatory which opens out onto the largely private grounds to the rear. There is ample parking via tarmacadam driveway in & garage, & the property is conveniently within walking distance of everyday amenities such as doctors surgery, shops, public houses & primary schooling. Ideal family / retirement bungalow with motivated sellers.

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 well presented 3 bedroomed property of traditional construction with the benefit of oil central heating, recently installed uPVC double glazing & spacious surrounding grounds on a nice largely level plot. The property affords more particularly the following -

Storm Porch

of stone construction with -

Front Entrance Door to -

Reception Hallway

16'7" x 4'9" (max) (5.05m x 1.45m (max))



with door to -

Kitchen / Diner

26'5" x 9'7" (max) (8.05m x 2.92m (max))



A spacious open plan kitchen / diner with oil 'Stanley' range operating the central heating & hot water for the property with extractor hood over, vinyl flooring, a good range of base & wall units, electric hob & oven with concealed extractor hood over, single drainer sink h/c, integrated dishwasher & new integrated fridge.

Dining Space



vinyl flooring

Airing Cupboard

immersion heater & shelving

Utility Room

9'8" x 6'6" (2.95m x 1.98m)



with a good range of base & wall units, plumbing for A cosy and welcoming room with electric fire & double doors automatic washing machine, single drainer sink h/c & doors to

Living Room

15'8" x 12'7" (4.78m x 3.84m)



Rear Conservatory

13'9" x 11'1" (4.19m x 3.38m)



A welcome addition to this well presented property, solidly constructed with vinyl flooring & patio doors to grounds at

WC



Integral Garage 16'1" x 9'6" (4.90m x 2.90m)

A useful garage/workshop space with electricity connected, up and over door, space for tumble dryer & access to part boarded & insulated loft.

Bathroom 11' x 6'4" (3.35m x 1.93m)

A modern fully tiled suite with shower cubicle having electric with wardrobes 'Triton' shower, bath, heated towel rail, WC, sliding toiletries cupboard/mirror, wash hand basin with vanity units & extractor fan.

Front Double Bedroom 10' x 9'8" (3.05m x 2.95m)



Rear Double Bedroom 15'6" x 10' (4.72m x 3.05m)



Rear Single Bedroom 12'5" x 6'4" (3.78m x 1.93m)



with wardrobes

Externally



The property sits in a spacious plot with walled & railed frontage with tarmacadam driveway in providing ample parking & turning space. There is lawned gardens to the front & side of the property & patio to the rear with further raised gravelled grounds, colourful shrubbery & seating areas. The property is well enclosed via a largely walled/fenced boundary and we are informed the property extends down to include part of the nearby stream. Externally the property provides a well enclosed space, ideal for those with pets or children.

Pergola



A perfect space for evening entertainment, BBQ etc

Detached Storeroom 12' x 6'4" (3.66m x 1.93m)



Of block construction with a box profile roof with base & wall units, electricity & extractor hood.



Garden Shed



Lawned Gardens



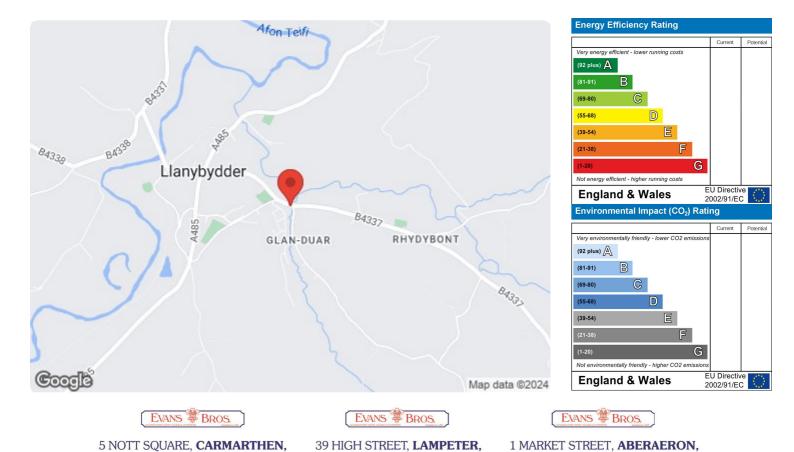
Services

We are informed the property is connected to mains water, electricity & drainage, oil fired central heating & hot water via 'Stanley' range.

Directions

What3Words: thumps.procured.dragon

From Llanybydder take the B4337 Rhydcymerau - Llansawel road for approximately 1/4 of a mile and the property can be seen on your right hand side as identified by the 'Evans Bros For Sale' board.



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