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**Swan 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 tarmac 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 automatic washing machine, single drainer sink h/c & doors to

-

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.

### Living Room

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



A cosy and welcoming room with electric fire & double doors to -

### 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 rear.



### Bathroom

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



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

### Rear Double Bedroom

15'6" x 10' (4.72m x 3.05m)



with wardrobes

### Rear Single Bedroom

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



with wardrobes

### Front Double Bedroom

10' x 9'8" (3.05m x 2.95m)





## 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.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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