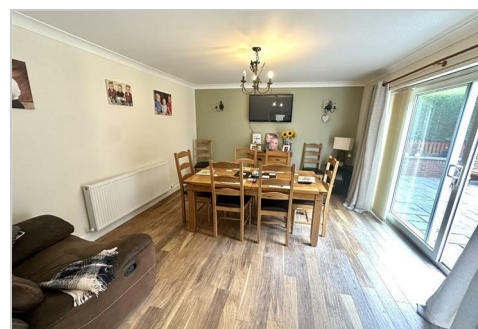


www.evansbros.co.uk



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Glyncoed Llanybydder, SA40 9TY

Guide Price £299,950

A spacious & attractive 4 bedroomed home sitting in a generous & level plot in a sought after location in the country town.

The property benefits from an open plan kitchen / diner, oil central heating, uPVC double glazing & has a detached garage/workshop along with ample parking & appealing, well maintained grounds & gardens. The grounds are well filled with a summerhouse, decking/bar area, front and rear patio & the property enjoys a right of way directly onto the local park/playing field.

**** IDEAL FAMILY HOME ****

Location



Conveniently located in a sought after location in 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 on a regular bus route & 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 detached 4 bedroomed house with the benefit of oil central heating & uPVC double glazing throughout, the property benefits further from an open plan kitchen / diner, a spacious living room & sits in a large village plot with ample parking, detached garage/workshop & attractive grounds with decking/bar area, summerhouse. We are informed the property benefits from a right of way directly into the nearby park / playing fields making it ideal for those with children. The property affords more particularly the following -

Front Entrance Door to -



Reception Hallway

14'3 x 8'3 (4.34m x 2.51m)



With initial tiled floor, staircase to first floor. under-stairs storage cupboard

Living Room

16'4 x 14'8 (4.98m x 4.47m)



With picture window, electric fireplace with wood effect surround

Dining Room

14'8 x 12'8 (4.47m x 3.86m)



With laminate flooring, sliding doors to rear patio area

Kitchen

14'8 x 11'9 (4.47m x 3.58m)



With tiled floor, range of wall and base units, single drainer sink, dishwasher, electric hob with extractor hood over, high level double electric oven, space for fridge/freezer

Leading to:-

Utility Room

9'2 x 5'4 (2.79m x 1.63m)



With tiled floor, base unit, plumbing for washing machine, space for fridge/freezer

Downstairs WC



With WC, wash hand basin vanity unit, heated towel rail

FIRST FLOOR

Landing

11 x 10'5 (3.35m x 3.18m)



Spacious landing area with access via a drop down ladder to loft being insulated and boarded

Bedroom 1 - Front Double

13'9 x 11'9 (4.19m x 3.58m)



With picture window and open countryside views, aerial point

Bedroom 2 - Rear Double

10'6 x 10 (3.20m x 3.05m)



With picture window, aerial point

Bedroom 3 - Rear Double

11'9 x 8'3 (3.58m x 2.51m)



With picture window, aerial point

Bedroom 4 - Front Double

11'9 x 8'3 (3.58m x 2.51m)



With picture window, built in wardrobes, aerial point

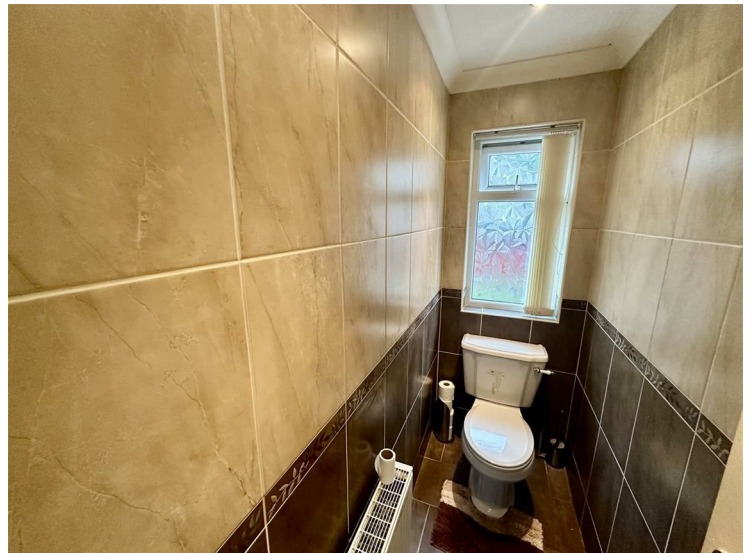
Bathroom

7'6 x 7'3 (2.29m x 2.21m)



A modern bathroom suite being fully tiled, with corner shower cubicle, pedestal wash hand basin, freestanding bath, heated towel rail

Separate WC



Airing / Storage Cupboard

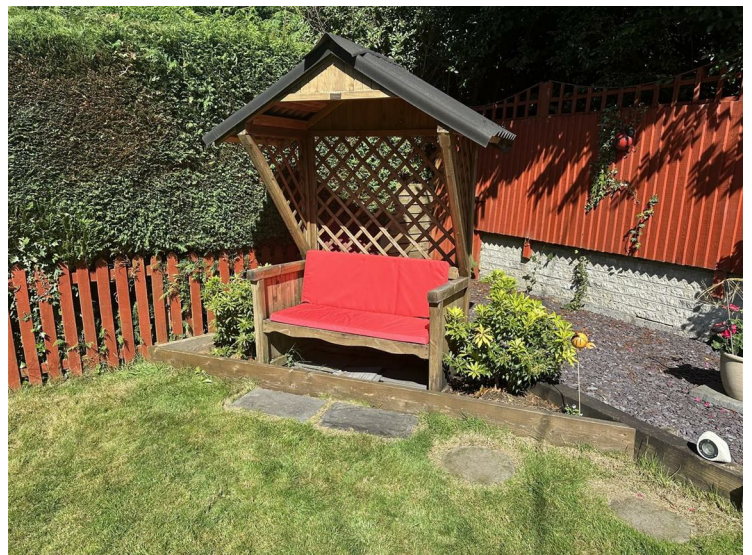
Housing the hot water tank, ample shelving

Externally



The property benefits from ample yet manageable grounds, having spacious patio area to the rear, leading to a level lawned area, all being enclosed, making this an ideal family home with plenty of space to entertain. The village park / playing fields can be accessed via a gate at the rear of the property. To the front of the property lies a walled gravelled area with colourful shrubbery along with parking for several cars.

Rear Patio Area



Summer House



Decking / Bar Area



Detached Garage / Workshop

Split into 2 rooms with the rear being 15'8" x 9' & the front room being 14'4 x 9', with electric connectivity, up and over door

Garden Shed



Services

We are informed that the property benefits from mains, water, electricity and drainage, oil central heating & Gigabit full fibre broadband is available subject to any connection charges.

Council Tax Band 'D'

The annual council tax payable for this property is £2048

Directions

What3Words: forces.postings.lunges

From Llanybydder crossroads take the Carmarthen road for approximately 1/2 a mile, the property can then be found on your left hand side as identified by the 'Evans Bros For Sale' board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		57	
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



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