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Greenacres Llanybydder, SA40 9RN

Guide Price £375,000

Superior 3 bedroomed Bungalow residence standing on a spacious & elevated plot with ample parking, integral garage & walking distance from amenities in a convenient village location. The executive bungalow boasts 2 reception rooms, a fully fitted kitchen & snug rear conservatory, recently implemented shower room, oil central heating & double glazing & is spacious in nature throughout making it an ideal family or retirement residence.

**** AVAILABLE CHAIN FREE ****

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



This detached bungalow offers 3 bedrooms, a spacious living / dining area, kitchen & rear conservatory, along with a private raised lawned garden to the rear. The property has been recently upgraded with the addition of a wet room & benefits further from oil central heating, uPVC double glazing & is well appointed & homely. The property affords more particularly the following -

Front Entrance Door to -

Spacious Reception Hallway



with double doors to -

Living Room

19'5" x 15' (5.92m x 4.57m)



Spacious living space with attractive fireplace, large picture window to the front, door to -

Sitting Room / Dining Room

15'9" x 12'2" (4.80m x 3.71m")



with feature electric fireplace, door to side entrance lobby

Kitchen

13'5" x 11'6" (4.09m x 3.51m)



A fully fitted kitchen with a good range of base & wall units & working surfaces, 1 1/2 drainer sink h/c, double electric oven and grill, electric hob, integrated dishwasher & tiled flooring.

Conservatory

13'4" x 10' (4.06m x 3.05m)



with double doors to grounds at side, side door with cloak area

Utility Room

with rear entrance door

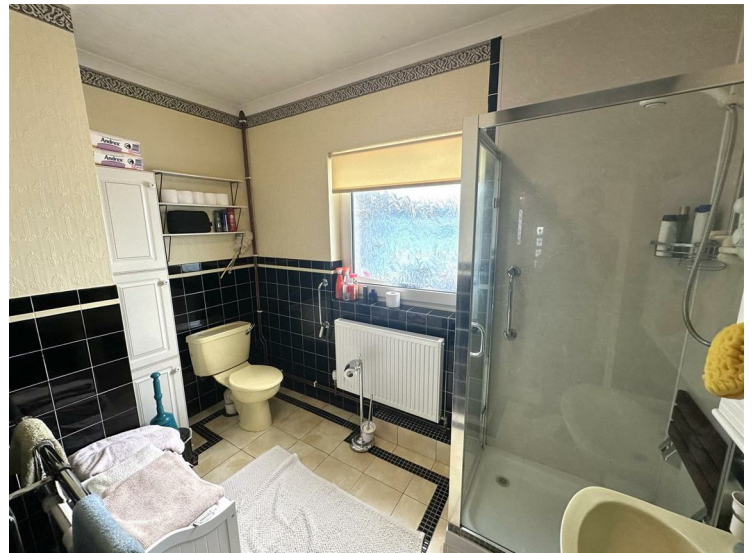
WC



with wash hand basin

Shower Room

10'5" x 6'2" (3.18m x 1.88m)



Part tiled with shower cubicle, heated towel rail, wash hand basin, WC,

Wet Room

8'3" x 4'5" (2.51m x 1.35m)



with heated towel rail & shower.

Hallway

with airing cupboard

Bedroom 1

12'2" x 11'9" (3.71m x 3.58m)



with fitted wardrobes

Bedroom 2

13'8" x 9'8" (4.17m x 2.95m)



Bedroom 3

14' x 13'2" (4.27m x 4.01m)



with fitted double wardrobes

Externally



The property enjoys spacious walled in grounds on an

attractive elevated plot having tarmacadam drive with ample parking & turning space, gravelled areas, flowers, shrubbery & a well enclosed rear lawned garden ideal for pets etc.

Integral Garage

17' x 13'5" (5.18m x 4.09m)

with electric up and over door, plumbing for automatic washing machine, and space for tumble dryer along with plenty of storage space or for a vehicle.

Council Tax Band 'E'

We understand that the property is in council tax band 'E' with the amount payable per annum being £2503.

Services

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

Directions

What3Words: downs.reveal.whirlpool

From the crossroads at Llanybydder, take the B4337 Rhydcymerau road, continue along this road for approximately 0.5 a mile, the property can then be seen elevated on the right hand side before coming to the school as identified by the 'Evans Bros For Sale' board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E	39		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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