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31 Heol Y Gaer, Llanybydder, SA40 9RX

Guide Price £189,000

A well presented semi-detached 3 bedroomed property on a spacious corner plot with off-road parking, oil central heating & double glazing. The property is available chain free and benefits from front and side garden with patio area and a further garden shed. Ideal first time purchase, buy to let or retirement property, ready for immediate occupation.

Location



Conveniently located on the level in the quiet Market Town of Llanybydder, the property is walking distance from everyday amenities, village park, bus stop, social & shopping facilities. The property is only some 6 miles from the University Town of Lampeter & approximately 17 miles from the administrative centre of Carmarthen which has access to rail transport, further facilities, multi-screen cinema & shopping centre.

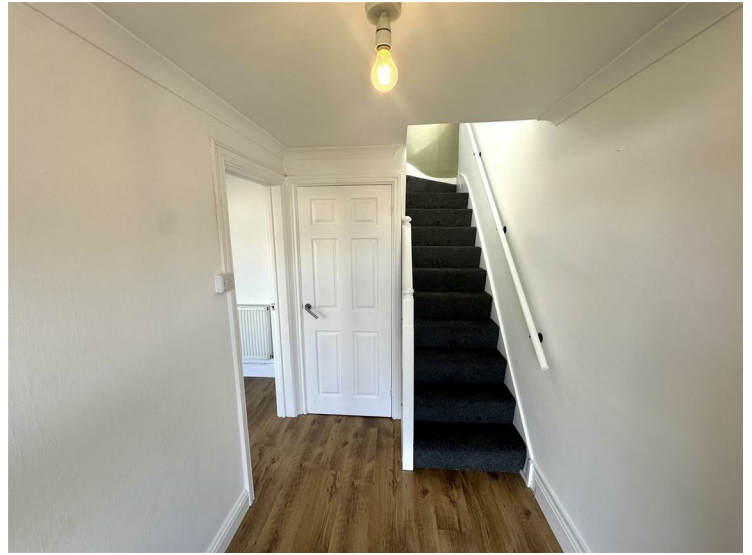
Description



This semi detached home enjoys a spacious corner plot with attractive grounds & is homely & well presented inside. The property benefits from oil central heating & uPVC double glazing, along with an open plan kitchen / diner, two double bedrooms & a modern bathroom. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with laminate flooring, cloak cupboard, staircase to first floor

Living Room

13'5" x 11'3" (4.09m x 3.43m)



with laminate flooring & open fireplace

Kitchen / Diner

18'3" x 10'8" (5.56m x 3.25m)



A contemporary kitchen with wall and base storage units, working surfaces, 1 1/2 bowl sink h/c, cooker point with extractor fan, down lights

Boiler Room

housing the oil 'Worcester' central heating boiler.

Rear Utility Room

8'3" x 5'1" (2.51m x 1.55m)



with plumbing for automatic washing machine, shelving & rear entrance door

FIRST FLOOR

Landing



with airing cupboard & access to insulated loft space

Principle Bedroom

11'4" x 11' (3.45m x 3.35m)



Front Bedroom

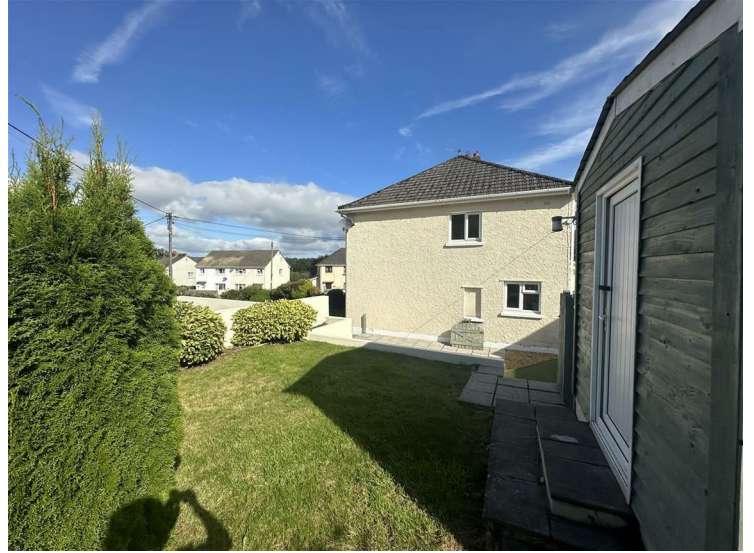
8' x 7'9" (2.44m x 2.36m)



Bedroom 3



Externally



Bathroom

8'7" x 6'1" (2.62m x 1.85m)



A modern bathroom suite having bath with 'Aqua' shower over, WC, wash hand basin with vanity unit, heated towel rail & downlights.

The property sits on a spacious yet manageable corner plot with front & side lawned garden, ornamental shrubbery, further gravelled grounds & a rear patio area. There is off-road parking for one at the property.

Services

We understand that the property is connected to mains water, electricity & drainage.

Council Tax Band 'B'

We understand that the property is in council tax band 'B' with the amount payable per annum being £1593.

Directions

What3Words: happen.explored.arose

From Llanybydder cross roads, take the Carmarthen Road for 1/4 a mile, take the left hand turning up 'Heol Y Gaer', the property can be found a short distance up the estate as identified by the 'Evans Bros For Sale' board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(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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