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Glynteifi Alltyblacca, Llanybydder, SA40 9ST

Guide Price £195,000

A spacious double fronted 3 bedroomed stone and slate semi detached property with far reaching views over the unspoilt Teifi Valley. The property is spacious in nature, with 2 reception / living rooms & the benefit of oil central heating & uPVC double glazing. To the side and rear of the property is a recently cleared enclosed garden of ample size, also on offer is an attached single garage & off-road parking for up to 3 cars to the front.

**** AVAILABLE CHAIN FREE ****

Location

Conveniently positioned adjoining the B4337 Llanwnnen to Llanybydder roadway, enjoying open views to over the Teifi Valley to the rear, on a regular bus route and some 1 mile from the popular market village of Llanybydder with a good range of facilities including primary school, shops, post office, public houses and places of worship. Only some 4 miles distance of the university and market town of Lampeter offering secondary schooling and a good range of everyday facilities and also within easy travelling distance of the West Wales coastline at Aberaeron and New Quay. The property is located some 18 miles north of the county town and administrative centre of Carmarthen.

Description



This spacious 3 bedroomed property benefits from 2 reception rooms & a kitchen/diner to the ground floor & 3 bedrooms to the first floor along with a bathroom, the property is requiring some refurbishment but has the benefit of oil central heating & uPVC double glazing. One of the main attractions of this home is the open countryside views to the rear which can be seen through the various picture windows on this side of the house. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with slate flooring, consumer unit, door to cellar, door to -

Sitting Room

11'4" x 8'6" (3.45m x 2.59m)



Having brick fireplace with open fire, alcove shelving

Rear Hallway



with stairs to first floor, door to grounds at rear & door to -

Living Room

12'1" x 13'1" (3.68m x 3.99m)



Enjoying open countryside views, with feature fireplace & picture window.

Landing

22'2" x 5'2" (6.76m x 1.57m)



A spacious landing area with potential working space & access to loft.

Kitchen

23'5" x 7'6" (7.14m x 2.29m)



A part tiled galley style kitchen with a good range of base & wall units, 1 1/2 drainer sink, space for cooker with extractor hood, built in fridge freezer, storage shelving, space for dishwasher, space for washing machine, 'Firebird' oil boiler, further alcove storage shelving, picture window with pleasant country views, part slate flooring.

Principle Bedroom

13'3" x 12'3" (4.04m x 3.73m)



A spacious double bedroom with picture window & pleasant country views over the Teifi Valley.

Front Double Bedroom
11'5" x 8'6" (3.48m x 2.59m)



with picture window overlooking the garden.

Rear Double Bedroom
13'2" x 7'8" (4.01m x 2.34m)



with picture window enjoying views to the rear.

Bathroom
8'6" x 7'8" (2.59m x 2.34m)



A part tiled suite with bath with shower head attachment over, pedestal wash hand basin, toiletries cupboard, WC with bio bidet, airing cupboard with hot water tank.

Cellar



The property has the benefit of a useful cellar area, ideal for storage.

Externally



To the rear and side of the property is a recently cleared

garden / amenity space which is spacious in nature & relatively well enclosed having pretty mature trees backing, backing onto agricultural land. To the front of the property is a tarmac drive providing off-road parking for up to 3 vehicles, along with an attached single garage providing further parking or storage space.

What3Words: chase.whisk.wiping

From Llanybydder take the B4337 roadway towards Llanwnnen, proceed on this road for approximately 1 mile, the property can then be found on your right hand side as identified by the agents for sale board.

Side Garden



Single Garage



Useful storage space, attached to the house, or indeed as further parking.

Services

We are informed the property is connected to mains water, electricity & drainage, oil fired central heating, ultrafast fibre broadband is available at the property. (<https://www.openreach.com/fibre-checker>)

Council Tax Band



To be confirmed

Please Note

There is some Japanese Knotweed present on the outskirts of the boundary this has recently been treated, a professional indemnity backed insurance plan has been paid for and is in place, the plan is to be transferred to the buyer on completion.

Directions



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



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