

www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
 Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Gwynfa Llanybydder, SA40 9TY

Guide Price £185,000

A very conveniently located 3 bedroomed semi-detached property within walking distance to village amenities & on a regular bus route. The property has been re-roofed in recent years & benefits from oil central heating & uPVC double glazing. A particular feature of this property are its extensive & vibrant gardens to the rear along with a well built workshop ideal for those with garden pursuits at heart / DIY interests. ****FIRST TIME ON THE OPEN MARKET IN 90+ YEARS**** ****AVAILABLE CHAIN FREE****

Location



Very conveniently located in a sought after location in the Market Town of Llanybydder on level grounds & on a regular bus route. Llanybydder provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is also 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 very appealing & convenient property originally built in the 1930's but having been re-roofed in 2019, this 3 bedroomed semi-detached property comes to the open market for the first time since it was built & would be an ideal first time buy, investment or indeed a retiring home with lovely gardens & grounds, all on the level. The property benefits from oil fired central heating via back boiler & uPVC double glazing throughout & affords more particularly the following -

Front Entrance Porch

with front entrance door to -

Entrance Hallway

19'6" x 5' (max) (5.94m x 1.52m (max))



with stairs to first floor, under stairs storage cupboard, radiator & doors to -

Sitting Room

11'8" x 11' (3.56m x 3.35m)



Having an open fire currently with electric fireplace & radiator

Kitchen / Diner

13'6" x 7'8" (max) (4.11m x 2.34m (max))



To the rear of the property with a range of base & wall units, single drainer sink, space for vertical fridge / freezer, plumbing for automatic washing machine, electric cooker, doors to -

Rear Porch / Conservatory



with tiled flooring & door to grounds at rear

Living Room

11'7" x 10'6" (3.53m x 3.20m)



Having fireplace with oil fire & back boiler, feature alcove shelving & radiator

FIRST FLOOR

Landing



with access to insulated loft space

Bedroom 1

11'7" x 10'6" (max) (3.53m x 3.20m (max))



A generous sized bedroom with built in wardrobes, radiator, further storage cupboard housing hot water tank & attractive views over garden & playing fields to the rear

Bedroom 2

8'6"x 11' (2.59mx 3.35m)



with built in wardrobes & radiator

Bedroom 3 / Study

7'8" x 7'6" (2.34m x 2.29m)



with radiator

Bathroom

9'4" x 7'9" (2.84m x 2.36m)



A part tiled pink suite with bath, shower cubicle with power shower, WC, pedestal wash hand basin, towel rail & radiator

Externally



The property benefits from well kept gardens & grounds with the long strip of gardens to the rear being a particular feature of this property, these grounds back directly onto the park/playing fields to the rear which would make this property ideal for those with children. To the front of the property is a walled in courtyard area which currently provides off-road parking for one vehicle. Paved & gravelled areas on the surround of the property leading to the extensive & vibrant garden to the rear made up of various plants & shrubbery with a walled / mature hedge boundary, this culminates in a attractive lawned area with lovely views looking back towards the property.

External WC



Coal Store

Workshop

16' x 13'8" (4.88m x 4.17m)



Built of traditional block & having been re-roofed in recent years with attractive views over the rear garden, this workshop is ideal for those with DIY pursuits at heart having base & wall units & electricity connectivity.

Shed

19'3" x 9' (5.87m x 2.74m)



a useful space for storage and so forth with electricity connected

Gardens & Grounds



Council Tax Band 'D'

We understand that the property is in council tax band 'D' with the amount payable per annum being £2232 (subject to change) (Source: www.mycounciltax.org.uk)

Directions

What3Words: [drama.increases.myself](#)

From the Llanybydder crossroads take the Carmarthen road the property can be found a short distance thereafter on your left hand side as identified by the Evans Bros 'For Sale' board.

Greenhouse



Further Grounds



Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating via back boiler



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
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



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.