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**Eurfann Llanybydder, SA40 9RP**

**Offers Over £350,000**

A well presented 3 bedroomed Detached Bungalow in a spacious village plot with well kept & low maintenance grounds. The property benefits from a spacious kitchen / diner, living room & ample private grounds to the rear. There is ample parking via tarmacadam driveway in & detached garage. The property is conveniently located within half of a mile of everyday amenities such as doctors surgery, shops, public houses & primary schooling. Ideal family / retirement bungalow.  
**AVAILABLE CHAIN FREE**



## Location

Conveniently located within half a mile 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

A well presented 3 bedroomed property of traditional construction with the benefit of oil central heating, uPVC double glazing & spacious surrounding grounds on a nice level plot. The property affords more particularly the following -

### Front entrance door

Leading to

### Reception Hallway



### Front living room

18'8 x 16'1 (5.69m x 4.90m)



With feature stone fireplace with electric coal effect stove, side stone shelving

## Open Plan



The property benefits from a spacious open plan kitchen / dining area

### Dining Room

18'1 x 12'3 (5.51m x 3.73m)



With laminate flooring and cloak area / storage space  
Leading to



### **Kitchen**

10'9 x 10' (3.28m x 3.05m)



With a range of base and wall units and work surfaces, laminate flooring, tiled walls, electric hob with extractor hood over, integrated electric oven and grill, integrated fridge / freezer, single drainer sink

### **Utility Room**

7'5 x 7'4 (2.26m x 2.24m)



Housing the Worcester oil boiler  
With tiled flooring, plumbing for washing machine, single drainer sink with base cupboard  
Access to loft

### **Side porch / conservatory**

10'2 x 7' (3.10m x 2.13m)



### **Bathroom**

10' x 7'2 (3.05m x 2.18m)



Being fully tiled, with lino flooring, with bath, shower cubicle with power shower, pedestal wash hand basin, w/c, toiletries cabinet



**Bedroom 1 - Rear Double**  
14'3 x 12'4 (4.34m x 3.76m)



With built in wardrobes

**Bedroom 2**  
11'7 x 8'2 (3.53m x 2.49m)



Currently used as an office with cupboards and work surface  
With built in airing cupboard

**Bedroom 3 - Front Double**  
14'2 x 12'9 (4.32m x 3.89m)



### Externally



The property sits in a spacious plot with walled frontage with tarmac driveway accessed via a double gated entrance providing ample parking & turning space. There are lawned gardens to the front, side & rear of the property. The property is well enclosed via a largely walled/fenced boundary, ideal for those with pets or children.

## **Detached Garage**

19'7 x 13'1 (5.97m x 3.99m)



With electric up and over door and side door & electric connection

## **Services**

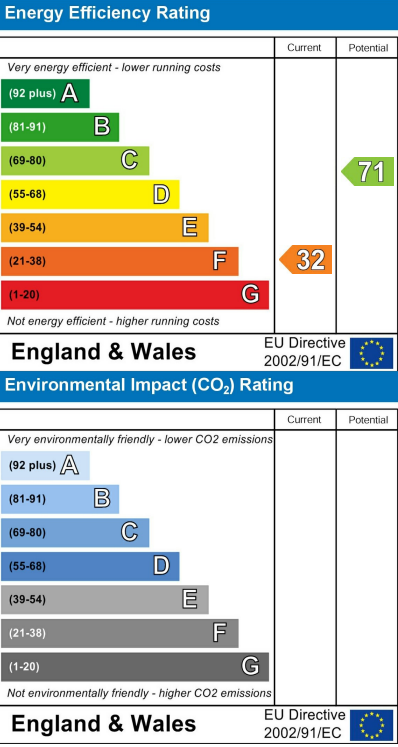
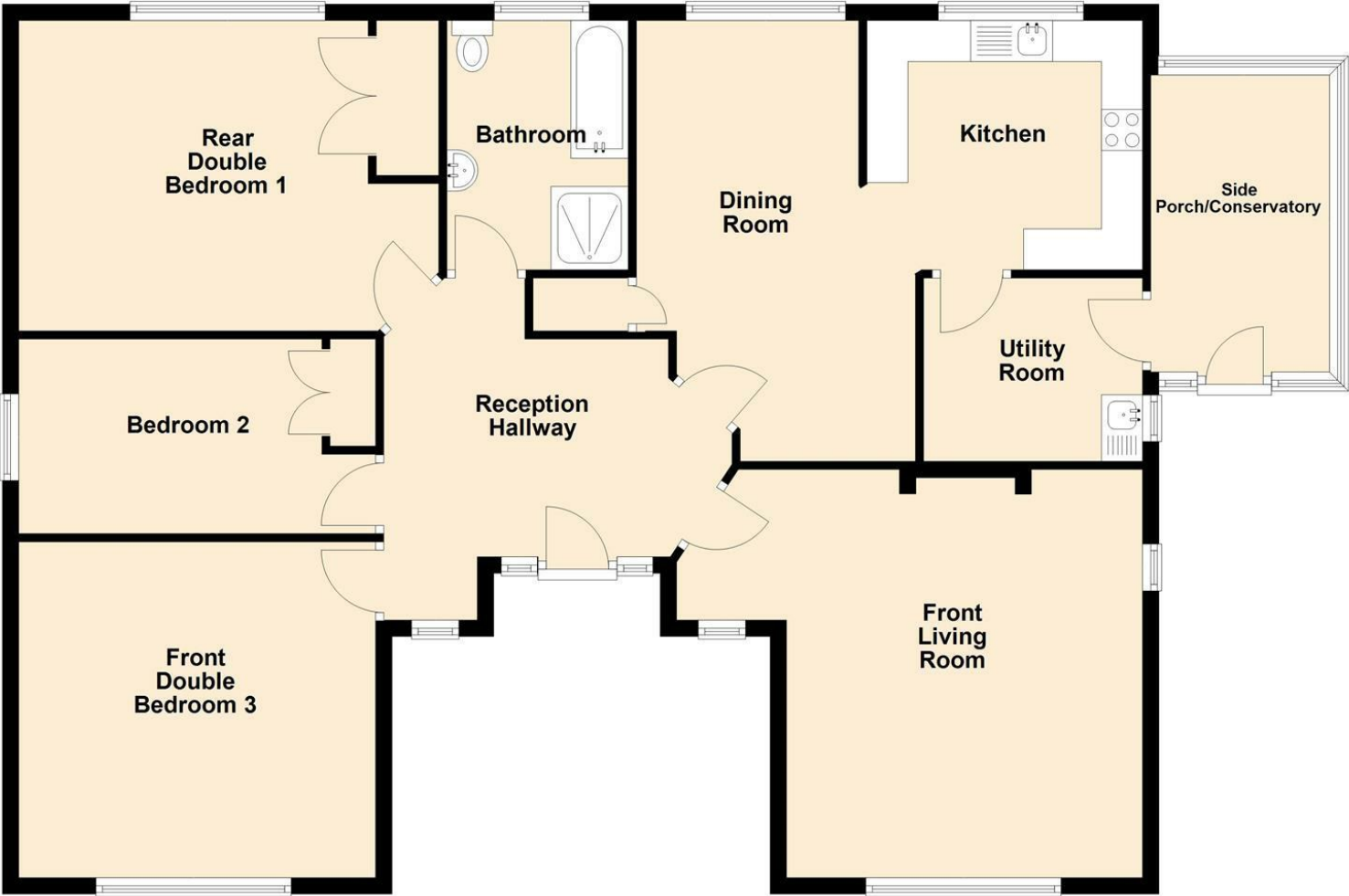
We are informed that the property benefits from mains water, electricity and drainage

## **Council tax band E**

The amount payable annually is £2,481.48



Floor Plan



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