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**Sycamore Way Llanybydder, Carmarthenshire, SA40 9RP**

**Guide Price £450,000**

A substantial, imposing modern family home on the outskirts of the market town of Llanybydder. Energy efficient & beautifully presented throughout providing spacious accommodation over two floors. Large wrap around decking area & open countryside views to the rear, good sized integral garage, privately owned solar panels & private tarmaced drive, a truly magnificent, executive home.

## 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



Sycamore Way provides spacious 4 bedroomed, 4 bathroomed executive accommodation presented in immaculate fashion with no further work needed. The property is set in a pleasant and convenient edge of town location with attractive countryside views to the rear. It also benefits from plenty of storage space, double-glazing and air source heating in addition to attracting plenty of natural light. The property has a high energy efficiency rating making it cost-effective to keep which adds to the extensive list of desirable qualities this home provides.

## RECEPTION HALLWAY

11'0" x 9'8" (3.35m x 2.95m)



With impressive feature staircase leading to first floor & under stairs storage.

## LIVING ROOM

25'0" x 15'5" (7.62m x 4.70m)



A spacious and welcoming family living room with electric fireplace, underfloor heating and access to conservatory through double doors.

## CONSERVATORY

10'4" x 11'0" (3.15m x 3.35m)



Under a slate roof, tiled flooring with underfloor heating. Access to the large wrap around decking area through French double doors.



**KITCHEN / DINING ROOM**  
27'0" x 15'0" (8.23m" x 4.57m)



**UTILITY ROOM**  
11'0" x 9'7" (3.35m x 2.92m)



Stunning open plan modern kitchen diner with a great range of wall and base units. Range Master electric cooker stove with induction hob and Range Master extractor fan. Quartz effect laminated work surfaces over stainless steel double sink and drainer unit with mixer tap, integral dishwasher, double fridge being plumbed with a drink and ice dispenser, sliding door to the decking area.



Good range of fitted cupboards, stainless steel sink and drainer unit, extractor fan, porcelain tiled flooring, plumbing for washing machine. Door through to toilet and shower room to the left, access to inner hallway leading to integral garage to the front.

## SHOWER ROOM



with double walk-in shower, wash hand basin, extractor fan, fully tiled.

## INNER HALLWAY

with storage cupboard & side entrance door.

## INTEGRAL GARAGE

19'2" x 16'3" (5.84m x 4.95m)



with electric up and over door, underfloor heating manifold & air source heat pump.

## FIRST FLOOR

## LANDING



A generously sized landing area which is in good proportion to the rest of the spacious rooms in this home. Please note the picture window to the front has now been replaced with clear glass.

## MASTER BEDROOM

25'3" x 15'7" (7.70m x 4.75m)



with en-suite & double doors to walk in wardrobe cupboard, double-aspect windows to the front and rear, two radiators, T.V.point

### EN-SUITE TO MASTER BEDROOM

8'0" x 5'8" (2.44m x 1.73m)



fully tiled en-suite with walk-in shower, heated towel rail, extractor fan, vanity unit wash hand basin, W.C.

### EN-SUITE TO FRONT BEDROOM

12'0" x 4'0" (3.66m x 1.22m)



part tiled, extractor fan, double sized walk in shower, pedestal wash hand basin, heated towel rail, W.C.

### FRONT BEDROOM

18'7" x 15'7" (5.66m x 4.75m)



with double aspect windows to the front and side, two radiators, access to a fully insulated loft space with electricity.

### SIDE BEDROOM

12'0" x 13'5" (3.66m x 4.09m)



with radiator.

## REAR BEDROOM

11'5" x 11'4" (3.48m x 3.45m)



with two double built-in wardrobes, radiator, terrific views over the countryside to the rear.

## FAMILY BATHROOM

12'2" x 10'8" (3.71m x 3.25m)



being recently refurbished, fully tiled, corner shower with directional jets, panelled bath with shower attachment, vanity unit with wash hand basin, airing cupboard, extractor fan.

## EXTERNALLY



A low maintenance but colourful and vibrant garden with greenhouse, vegetable patch and flower borders which adds to the attractive nature of this family home. 88 sq m decking area with stairs down to lawned area, rear fencing with views over the Tefi Valley countryside.

## GARDEN SHED



to the side of the property with side gate access.

## VIEWS



Pleasant views over the countryside which can be enjoyed on the large decking area to the rear of the property, ideal for a summers evening of dining and entertainment.

## COUNCIL TAX

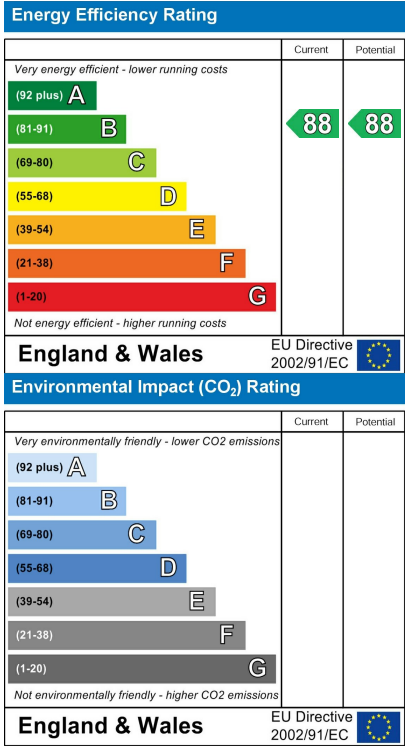
We are informed the property is in Council Tax band 'G' and the amount payable is £3,223.33.

## SERVICES

We are informed the property benefits from connection to mains water, mains electricity, private drainage, uPVC double glazing telephone subject to B.T. transfer regulations, broadband available, privately owned solar panels with approx 15 years remaining on current feed-in tariff with an approximate income of £700.00 per annum.

## DIRECTIONS

From Lampeter take the A485 road through Cwmann to Llanybydder. Turn left at the junction adjacent to the 'Nisa Supermarket', up past the 'Crosshands Hotel' on the main square towards Llansawel and Rhydcymerau. Continue along this road for about half a mile, the property will be seen off the road on your left hand side, as identified by the Agents 'For Sale' board.



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