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Awel y Grug Llanllwni, Pencader, SA39 9DR

Asking Price £179,950

Nestled in the charming Teifi Valley village of Llanllwni this deceptively spacious detached bungalow in need of renovation offers a wonderful opportunity for those seeking a home with great potential. Boasting three well-proportioned bedrooms and two reception rooms, this property is perfect for families or those looking for extra space.

The property benefits from oil fired central heating & double glazing & one of the standout features of this bungalow are the attractive countryside views that can be enjoyed from within the home. The surrounding landscape provides a serene backdrop, perfect for those who appreciate the beauty of nature.

The garden offers potential for landscaping for gardening enthusiasts. Whether you envision a tranquil retreat or a vibrant outdoor entertaining area, the possibilities are endless. With its spacious interiors, beautiful views, and a garden waiting to be transformed, this property is a rare find in a convenient edge of village location. Don't miss the chance to explore the potential that this home has to offer.

Location



Conveniently situated on the edge a popular village overlooking the Teifi valley, a short travelling distance from Llanllwni mountain and the Brechfa Forest, ideal for country pursuits. The property is a short walking distance from a regular bus route & the village offers primary schooling, shop, public house, building merchants & other business and the property is close to Llanybydder, Llandysul and Lampeter whilst only being a approx 25 minute drive from Carmarthen the main service and employment centre in the area.

Description



A deceptively spacious detached 2-3 bedroomed bungalow - As you step inside, you will be greeted by high ceilings that enhance the spacious feel of the home. Although the bungalow is in need of renovation, it presents a blank canvas for you to create your dream living space. The generous layout allows for a variety of design possibilities, making it an exciting project for the right buyer. The property also enjoys a mature garden to the rear with lots of potential & benefits from oil fired central heating, double glazing, affording more particularly the following -

Front Entrance Door to -

Living Room

15'9" x 15'3" (4.80m x 4.65m)



with feature fireplace, electric fire & door to -

Sitting Room

15'9" x 8'9" (4.80m x 2.67m)



with fireplace & archway to -

Kitchen

7'9" x 6'8" (2.36m x 2.03m)



with base & wall units, single drainer sink & cooker point

Rear Hallway



staircase to first floor & doors to -

WC



split into two rooms with wash hand basin & towel rail

Rear Porch / Boot Room



with door to grounds at rear

Rear Dining Room / Bedroom 3

13'7" x 11'5" (4.14m x 3.48m)



Equally suitable as a dining room or as a rear downstairs bedroom if required

FIRST FLOOR

Landing

with eaves storage & access to loft

Bedroom 1

11'9" x 11'6" (max) (3.58m x 3.51m (max))



with pleasant view of rear garden

Bedroom 2

12'2" x 10'7" (3.71m x 3.23m)



with lovely views over open countryside to the front

Bathroom

11'9" x 4'9" (3.58m x 1.45m)



with bath, pedestal wash hand basin & WC

Externally



To the front the property is an enclosed garden with flowers & shrubbery which is well enclosed by mature hedging. The property has the benefit of a tarmac drive providing ample parking space for 1-2 cars along with a further single garage for further parking space. The rear of the property enjoys a mature garden with greenhouse, paved walkways, lawned gardens & mature apple trees with various colourful plants, this garden has a lot of potential & is deceptive in size, perfect for those with green fingers.

Garage

13'7" x 9'6" (4.14m x 2.90m)



with up and over door

Workshop / Shed

19'7" x 12'1" (5.97m x 3.68m)



Front Garden



Greenhouse





Services

We understand the property is connected to mains water, electricity, drainage TBC , oil fired central heating

Directions

What3Words: claw.note.escorting



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 



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