

www.evansbros.co.uk

[onTheMarket.com](https://www.onthemarket.com)

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



Maes Yr Haf Llanllwni, Nr Llanybydder, Carmarthenshire, SA40 9SQ

Asking Price £250,000

A well presented & flexible 2/3 bedroomed detached bungalow of timber frame construction with superb views across the Teifi Valley. The property has the benefit of oil fired central heating, uPVC double glazing, a large sturdy workshop & well enclosed grounds to the rear. Convenient village location on a regular bus route, ideal for those looking to downsize or indeed as a family home.

LOCATION



Sitting in an attractive elevated position with envious views over the Teifi Valley. Located on a regular bus route, a short distance from the village of Llanllwni which offers a wide range of amenities including junior school, public houses, places of worship & convenience store. The market town of Llanybydder is also just 2 miles away and provides a similar array of amenities and facilities which include a doctors surgery, primary school etc. 6 miles from the University Town of Lampeter and 12 miles North of the administrative centre of Carmarthen which provides good access to the M4, along with rail transport and further services.

DESCRIPTION



A very well presented detached Bungalow with scope for extension into roof space if desired. The property has the benefit of attractive gardens which back onto farmland and overlook the beautiful Teifi valley towards the South West. The property is of timber frame construction with additional insulation. The comfortable & deceptively spacious accommodation affords more particularly the following -

ENTRANCE VIA COVERED PORCH

with part double glazed upvc door into -

HALLWAY



with radiator and access to insulated & part boarded roof space (possible conversion potential), airing cupboard with insulated hot water tank and immersion.

LIVING ROOM

14'0" x 10'0" max (4.27 x 3.05 max)



With lovely woodburning stove on a slate hearth with beam above, picture window overlooking the Teifi Valley.

KITCHEN

10'9" x 9'9" (3.28m x 2.97m)



A well kept kitchen being part tiled & fitted with attractive buttermilk base and wall units inc. 2 glass fronted display cabinets, single drainer sink, induction hob with extractor fan over, double oven and grill. Door to -

REAR ENTRANCE LOBBY

with oil fired boiler, slate flooring & doors to -

UTILITY / BOOT ROOM

10'0" x 6'7" (3.05 x 2.01)



part tiled & with single drainer sink, a range of fitted base & wall units, plumbing for automatic washing machine and dishwasher, space for tumble dryer, window to rear garden, pine ceiling & slate flooring.

SIDE PORCH

10' x 6'6" (3.05m x 1.98m)

with pine ceiling, tiled floor & door to grounds at rear

DINING ROOM / BEDROOM 3

13'8" x 10'2" (4.17 x 3.10)



Currently utilised as a dining room though equally suitable as a further bedroom if desired, with picture window overlooking the Teifi Valley to the front.

BEDROOM 1

10'7" x 10'2" (3.23m x 3.10m)



window to the side

BEDROOM 2

14' x 10'2" (4.27m x 3.10m)



window to the side

SHOWER ROOM

7' x 6' (2.13m x 1.83m)



A modern fully tiled shower room suite with shower, WC, wash hand basin, heated towel rail & extractor fan

EXTERNALLY



A well enclosed & attractive garden viz lawn with flower borders to the front with mature shrubs and ornamental trees. Tarmac driveway to the side providing off road parking. Steps to front of property and entrance door. Double gates to the rear and gardens. Raised vegetable and flower beds lawn and seating area, various shrubbery & backing onto open countryside fields.

WORKSHOP

23'5" x 13'9" (7.14m x 4.19m)



with power and light, concreted floor, work bench and shelving, upvc windows.

VIEW FROM PROPERTY



COUNCIL TAX BAND - D

We understand that the property is in council tax band 'D'

SERVICES

Mains water & electricity, private drainage. Regular bus service. Oil Central Heating and uPVC Double Glazing.

DIRECTIONS

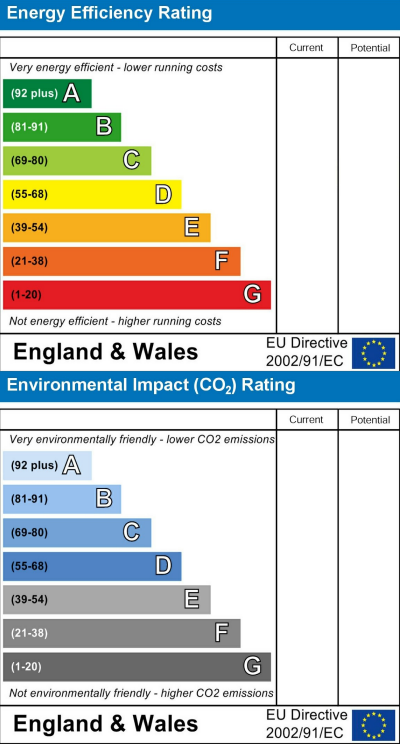
What3Words: starlight.searched.manicured

From Lampeter take the A485 towards Carmarthen. Go through Llanybydder and on for approx. 4 miles and the property will be found in an elevated position on the left hand side as identified by the 'Evans Bros For Sale' board.

FLOOR PLAN

Please note the bathroom is now a shower room.

Ground Floor



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