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Brynteifi Llanybydder, Carmarthenshire, SA40 9SD

Asking Price £295,000

A deceptively spacious up to 4 bedroomed detached house dating back to the late 1800's in a convenient edge of village location on a regular bus route & with easy access to everyday amenities. The property has been refurbished in recent years & enjoys attractive views over the Teifi Valley along with the benefit of a wood burning stove, oil fired central, uPVC double glazing & a garage / workshop. The rear of the property holds a sizeable garden / patio area that is well enclosed & not overlooked & has lots of potential. A great family home worthy of an early viewing!

Location



The property sits adjoining the Carmarthen Road out of Llanybydder enjoying vast open countryside views to the front. 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



A deceptively spacious family home that has been refurbished approximately 3 years ago with the benefit of oil fired central heating & uPVC double glazing, the property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with LVT laminate flooring, stairs to first floor & doors to -

Living Room

13'8" x 12'5" (4.17m x 3.78m)



A homely living room space with attractive views over the Teifi Valley, wood burning stove on a slate hearth with beam above & alcove recesses.

Dining Room

13'8" x 7'2" (4.17m x 2.18m)



with LVT laminate flooring, attractive countryside view

Utility Room

9'1" x 7'1" (2.77m x 2.16m)



A very useful room with plumbing for automatic washing machine, space for tumble dryer, WC & tiled flooring.

Boiler Cupboard

with oil fired boiler & storage space

Kitchen

11'6" x 11'2" (3.51m x 3.40m)



A solid oak kitchen with a good range of fitted base & wall units, electric cooker with electric hob & extractor hood over, 1/2 drainer sink, dishwasher, spotlight, space for fridge / freezer & door to -

Conservatory



with uPVC sliding door to grounds & rear & door to -

Workshop / Garage
21'7" x 9'4" (6.58m x 2.84m)



A very useful space with roller door, electricity connected & shelving, making this an ideal workspace or indeed as storage space.

FIRST FLOOR

Landing
with access to part boarded & insulated loft, doors to -

Master Bedroom
13'8" x 11'8" (4.17m x 3.56m)



with great views over the Teifi Valley to the front

Bedroom 2 / Study
8'8" x 5'5" (2.64m x 1.65m)



Currently utilised as a home office but equally suitable as a child's bedroom.

Front Bedroom
13'8" x 7'3" (4.17m x 2.21m)



with attractive views over the Teifi Valley

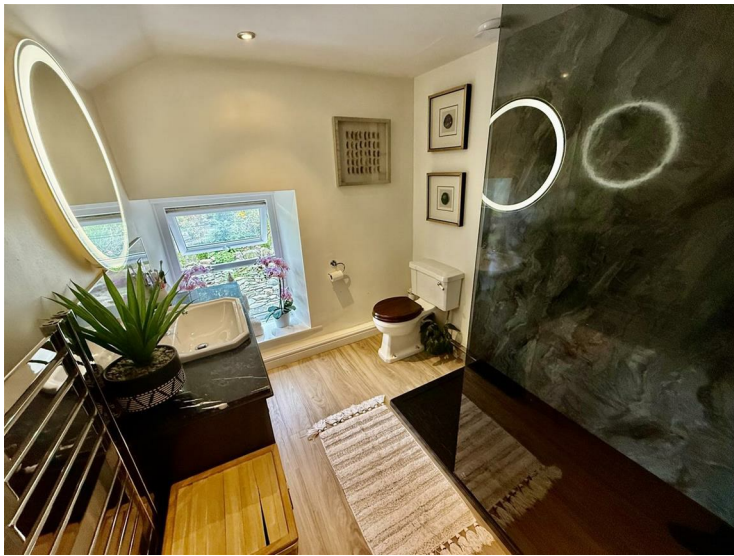


Rear Bedroom

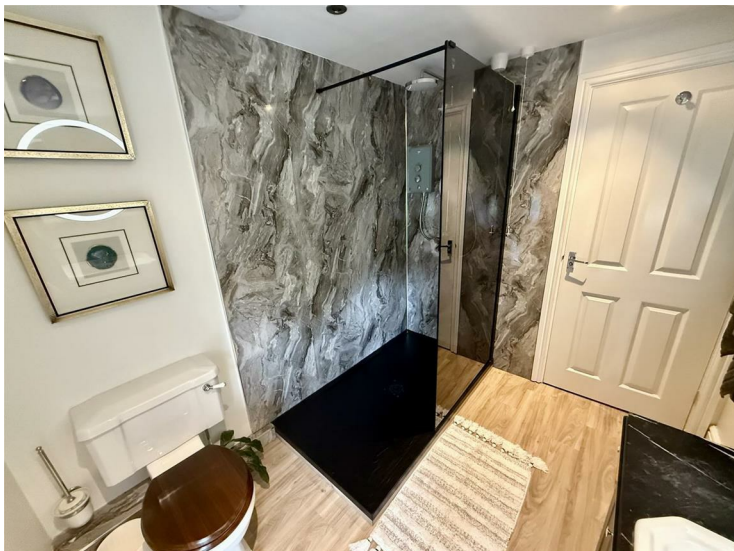
11'7" x 7'8" (3.53m x 2.34m)



Shower Room



A modern shower room suite with 'Mira' electric shower, multipanel shower panels, marble top surface with wash hand basin with base toiletries cabinet, WC, heated towel rail, waterproof laminate flooring & spotlights.



Externally



The property has the benefit of paved & patio grounds to the front & a sizeable garden to the rear which is well enclosed with fencing & measuring approx 35m x 10m with former vegetable patch & garden space with lots of potential to be re-established. Further patio area for soaking up the sun & family entertainment that is accessed via paved walkway from the rear of the property & adjoined by various shrubbery.

Further Garden Area





Services

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

Council Tax Band 'D'

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

Directions

What3Words: staging.thatched.hushed

From the centre of Llanybydder take the Carmarthen road south for approximately 1/2 a mile, the property can be seen on your left hand side as identified by the 'Evans Bros For Sale' board.

Store Shed

off the rear of the utility room, currently utilised for storage

Shed

16'7" x 8'3" (5.05m x 2.51m)

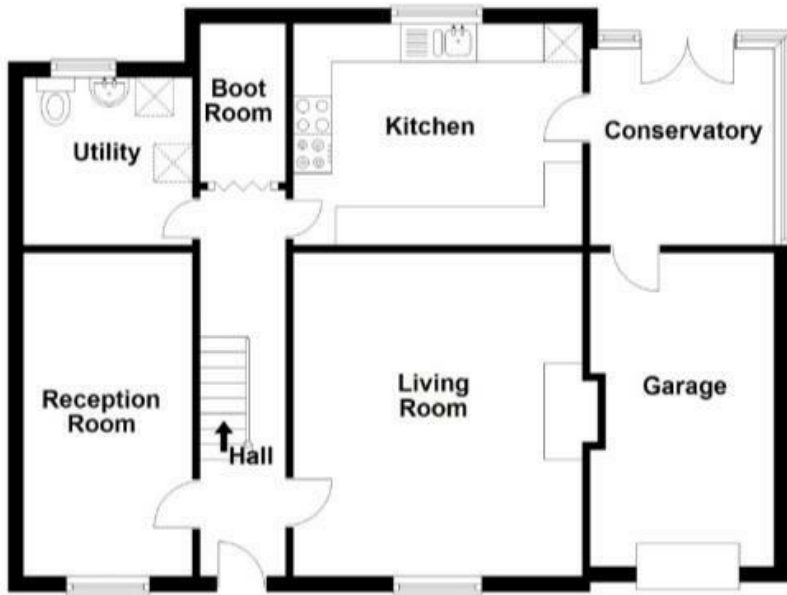


A useful building that is of part timber part concrete block construction, divided into two rooms / sections

Outhouse



Ground Floor



First Floor



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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