

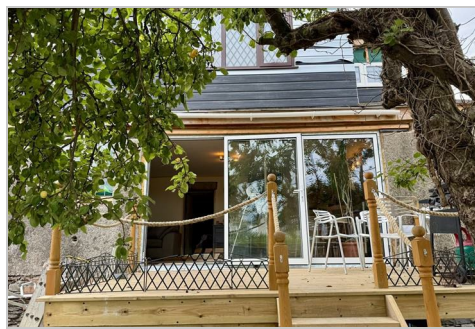


www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

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1 Bridge Street, Llanybydder, Carmarthenshire, SA40 9XY

Asking Price £179,950

An exciting opportunity to acquire a charming double fronted up to 5 bedroomed property that has undergone significant refurbishment. A substantial extensively renovated property, very conveniently located in the market town of Llanybydder being walking distance from everyday amenities. The property has lovely views over the River Teifi to the rear via newly installed decking & enjoys spacious recently landscaped rear garden with off road parking. The property benefits from air source central heating & solar PV & there is a spacious basement level with huge potential that is currently utilised a workshop but with lots of potential as a games room or even further accommodation (STP) with separate rear access door.

****MOTIVATED VENDORS ****

Location



The property is located in the centre of the popular Teifi valley and market village of Llanybydder offering a good range of local amenities including shops, public houses, places of employment, doctors surgery, chemist etc. Only approximately 5 miles from the University and Market town of Lampeter and also located some 18 miles North of the larger County Town and Administrative Centre of Carmarthen being on a main T1 bus route from Carmarthen to Lampeter.

Description



A great opportunity for those looking for a very conveniently located, refurbished double fronted home that is spacious in nature with lower than average running costs thanks to a newly installed air source heat pump, uPVC double glazing & solar PV. The property has huge potential through a basement level that would make an ideal 'man cave' / games room & affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with stairs to first floor, stairs down to basement level & door to -

Bedroom 1 / Study

14'6" x 11'1" (4.42m x 3.38m)



with old traditional range

Living Room

31' x 12'6" (9.45m x 3.81m)



A spacious & attractive room to the rear of the property with an abundance of natural light, 2 fireplace with multi fuel burners, bi-fold uPVC door to decking area.

Kitchen / Diner

14'7" x 11'2" (4.45m x 3.40m)



A spacious kitchen being part tiled with a good range of base & wall units, electric cooker & hob, plumbing for dishwasher, Belfast double sink, space for fridge / freezer & feature fireplace.

FIRST FLOOR

Landing

with access to loft

Rear Double Bedroom

15'4" x 12'2" (4.67m x 3.71m)



A great light bedroom to the rear with -

En-Suite



with shower, electric dual fuel heated towel rail & wash hand basin

Box Room

7' x 7' (2.13m x 2.13m)

Ideal as a home office or a child's bedroom

Bedroom 3

14'4" x 11'2" (4.37m x 3.40m)



with feature fireplace

Bedroom 4

14'4" x 11'3" (4.37m x 3.43m)



with fireplace, dual aspect uPVC window

Shower Room

7'7" x 5'4" (2.31m x 1.63m)



A modern suite with shower, WC, dual fuel heated towel rail, toiletries cabinet, wash hand basin with vanity unit

BASEMENT LEVEL

27'5" x 12'2" (8.36m x 3.71m)

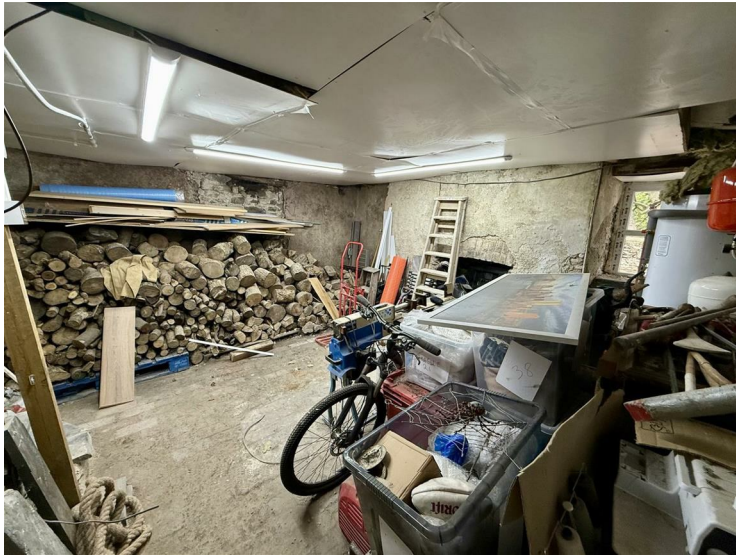
A useful space divided into 3 rooms accessed externally via back cellar level door or through the reception hallway door. With spacious rooms & electricity connected throughout there is in our opinion significant living space potential here (stp) & great potential as a games room / workshop.

Basement Room 1



accessed via rear entrance door with wood-burner, electricity connected, WC, ideal games room / 'man cave'.

Basement Room 2



with air source water heater & stairs to first floor

Basement Room 3 / Workshop

14'7" x 13'1" (4.45m x 3.99m)



Externally

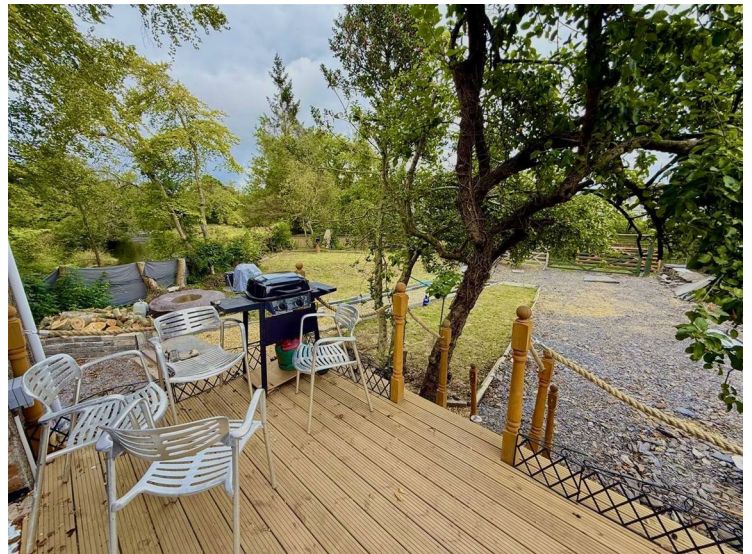


The recently landscaped grounds to the rear are a real highlight of this property, the current owners have created an

attractive garden which provides a great space for outdoor entertainment & relaxation being part gravelled & paved with the remainder laid to lawn with mature trees & shrubbery & views over the river Teifi via a great vista point of the newly installed rear decking. The property also benefits from rear gated access providing off-road parking space.



Rear Decking



Rear Parking Area



Lawned Gardens



Timber Workshop

utilised for storage of tools

Council Tax Band 'D'

We understand the property is in council tax band 'D' with the amount payable per annum being £2048.

Services

We understand the property is connected to mains water, electricity & drainage. Heating via Air source heat pump, solar PV.

Directions

What3Words; recruited.screeches.duties

The property can be found in the centre of the village of Llanybydder just before/after the bridge as identified by the 'Evans Bros For Sale Board'.

Please Note

The current vendors have extensively renovated this property & some minor works are still ongoing.



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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