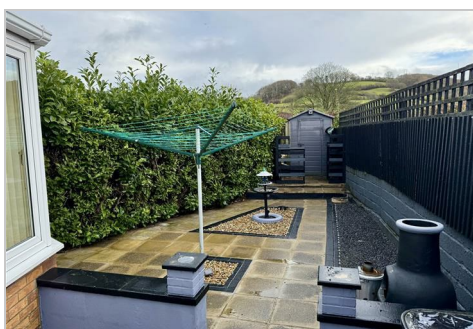


www.evansbros.co.uk



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18 Bro Rhydybont, Rhydybont, Llanybydder, SA40 9QT

Guide Price £175,000

A well kept 2 bedroomed property in a desirable & quiet cul de sac on the edge of the market town of Llanybydder. The property enjoys open countryside views to the rear & has the benefit of a rear conservatory, oil fired central heating, uPVC double glazing & low maintenance enclosed grounds, Off-road parking for one via tarmacadam drive. ****IDEAL FIRST TIME BUYER / RETIREMENT / BUY TO LET PROPERTY****

**** AVAILABLE CHAIN FREE ****

Location



Conveniently located within this sought after, quiet cul de sac being 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 well kept & well appointed property, ideal for those looking to downsize, first time buyers or as a buy to let. The property has the benefit of oil fired central heating & uPVC double glazing & affords more particularly the following -

Side Entrance Door to -

Entrance Hallway



with stairs to first floor, doors to -

Cloakroom

with uPVC window to rear

Boiler Cupboard

with oil fired boiler, space for washing machine / tumble dryer

Kitchen / Diner

12'0" x 8'8" (3.67 x 2.65)



A spacious kitchen / diner to the front of the property with a good range of base & wall units, single drainer sink, electric hob & double oven with extractor hood over, plumbing for dishwasher & front picture window allowing plenty of natural light to beam through.

Living Room

13'9" x 11'5" (4.2 x 3.5)



with french doors to -

Conservatory



with tiled flooring & side door to grounds at rear

FIRST FLOOR

Landing

with access to insulated loft, doors to -

Storage Cupboard

with shelving

Linen Cupboard

Rear Bedroom

11'5" x 11'1" (3.49 x 3.4)



with picture window overlooking open countryside fields

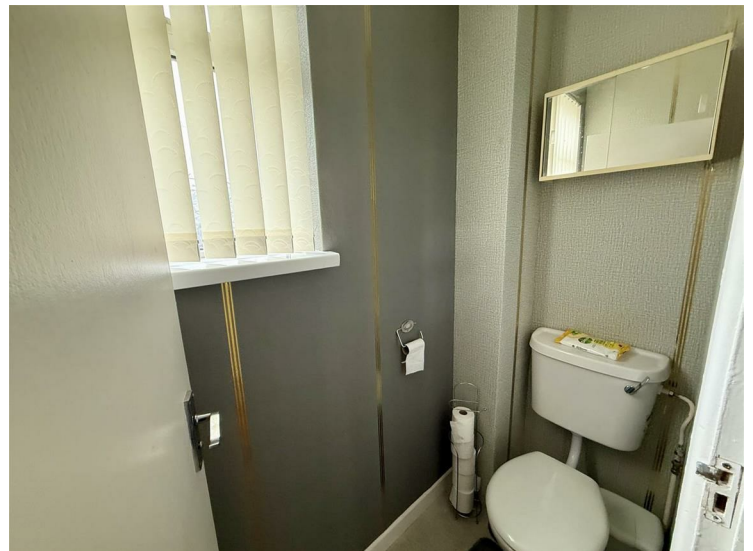
Front Bedroom

11'5" x 10'5" (3.5 x 3.2)



with picture window to the front

WC



with toiletries cabinet

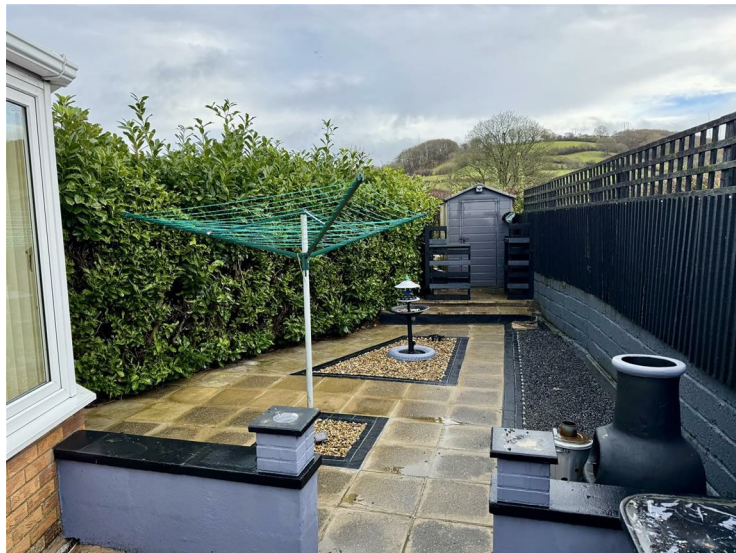
Bathroom

6'4" x 5'0" (1.95 x 1.54)



Having bath with shower over, pedestal wash hand basin, toiletries cabinet & towel rail

Externally



The property has the benefit of well kept & low maintenance grounds with lawned garden to the front along with walled frontage, plant beds, ornamental trees / shrubbery & tarmac drive providing off-road parking for one vehicle. The side / rear of the property is laid to gravel & patio with the part mature hedgerow boundary & fencing & is a great enclosed / private space with seating areas to enjoy & soak up the sun being south facing.

Front Lawned Garden



Services



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

Council Tax Band 'B'



Directions

What3Words: motivates.impresses.dairy

From Llanybydder take the B4337 out of the village towards Rhydybont, turn left on Lon Felin Rhydybont then right onto the cul de sac, the property can be found on your left hand side as identified by the agents for sale board.



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		
	55	76
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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