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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

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Maes Yr Awel Llanybydder, Carmarthenshire, SA40 9TY

Guide Price £300,000

Immaculate, well presented 3/4 bed roomed oil centrally heated, double glazed detached Bungalow standing in spacious ground with ample parking. The property enjoys a rear patio with lawned garden & benefits further from a detached garage & store sheds. Ideal retirement or family residence within walking distance of everyday amenities. No onward chain & ready for immediate occupation.

Location



Most conveniently located on the level, set back off the road on the periphery of the popular Market Town of Llanybydder. With good access to a bus route, chemist, surgery, shopping & social and religious facilities all at hand. The property is also some 6 miles from the University Town of Lampeter & approx 17 Miles north of the administrative centre of Carmarthen providing good access to the M4 & rail services.

Description



The detached bungalow which was built in the 1980's of cavity walls under a pitched interlocking tiled roof provides the following, oil c/h, uPVC double glazed, homely, well presented, affording more particularly the following;

Front Entrance Door to -

Reception Hallway



Front Double Bedroom

11'7" x 10'8" (3.53m x 3.25m)



Double Bedroom

10'9" x 9'6" (3.28m x 2.90m)



Front Lounge / Living Room



with feature fireplace

Kitchen

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



Fully fitted base & wall storage units with working surfaces, single drainer sink h/c, built in electric oven and hob with extractor hood over, built in fridge freezer, plumbing for automatic washing machine, tiled flooring, part tiled walls & door to grounds at side

Inner Hallway

access to boarded & insulated loft, louvre door and airing cupboard housing the 'Firebird' oil central heating combi boiler.

Bathroom

8'9" x 8' (2.67m x 2.44m)



A spacious modern suite with tiled floor, part tiled walls, bath, pedestal wash hand basin, WC, toiletries cabinet & shower.

Rear Double Bedroom

15' x 11'4" (4.57m x 3.45m)



with built in wardrobes

Rear Sitting Room

15'3" x 11'9" (4.65m x 3.58m)



with feature fireplace, shelving & patio doors to grounds at rear

Externally



A spacious level plot with front walled in grounds, drive in with double garage, rear patio area, lawned garden & generally low maintenance grounds.

Single Garage



with up and over door, also incorporating external WC and two store sheds.

Services

We are informed the property is connected to mains water, electricity & drainage, superfast 1GB broadband is available in the village subject to any connection charges.

Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum being £2503.

Directions

What3Words: respects.evenings.array

From Llanybydder take the Carmarthen Road south, the property can be found within 0.5 miles opposite the bus stop as identified by the 'Evans Bros for sale' sign.

Viewing

Strictly and only by prior appointment via the selling agents Evans Bros.

Ground Floor

Approx. 112.6 sq. metres (1212.4 sq. feet)



Total area: approx. 112.6 sq. metres (1212.4 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate. Plan produced using PlanUp.

Maes Yr Awel, Llanbydder



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		
	47	67

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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