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Maes Yr Awel Llanybydder, Carmarthenshire, SA40 9TY

Guide Price £300,000

Immaculate, well presented 3/4 bedroomed 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 with built in wardrobes 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)



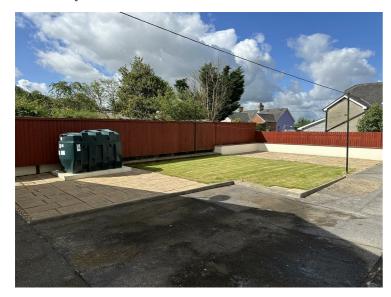
# Rear Sitting Room

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**

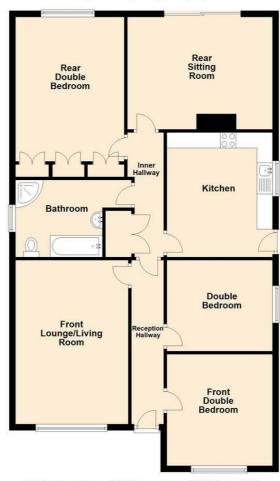
What3Words: respects.evenings.array

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

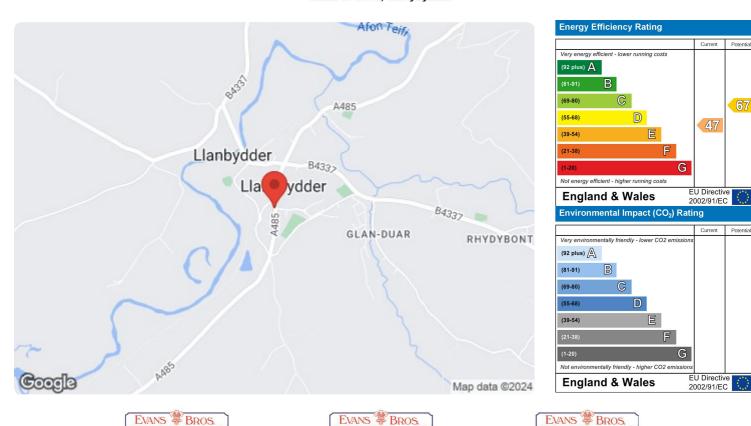
Strictly and only by prior appointment via the selling agents Evans Bros.

# 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, Llanybydder



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