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## Llys Cybi Llangybi, Llangybi, Lampeter, SA48 8LY

**Guide Price £459,950**

A superbly appointed and impressive property being immaculately presented offering 4 bedroomed, 3 bathroomed accommodation that combines contemporary living with traditional features. The property benefits from spacious rooms, conservatory and underfloor heating to the ground floor, ample, attractive enclosed grounds to both front and rear of the property and a covered entertainment / BBQ area making this the perfect family home.

A TRUE TURNKEY PROPERTY THAT MUST BE VIEWED



## Location



The property is attractively positioned in the popular rural village of Llanybi, adjoining the A485 Lampeter to Tregaron roadway, some 4 miles from the Teifi valley and market town of Lampeter which offers an excellent range of everyday amenities, also home to the Trinity St. David's University campus. The property is well situated in an attractive rural locality close to the Cambrian mountains and also to the coastline being within half an hours drive to the West.

## Description

Llys Cybi is an immaculately presented executive style family home built in 2008 - a true turnkey property with no further work required. The detached 4 bedroomed house provides spacious and modern accommodation, benefitting from uPVC double glazing, oil centrally heated with underfloor heating throughout the ground floor.

## Front entrance porch

5'6" x 4'5" (1.68m x 1.35m)



with slate flooring

## Hallway

14'3" x 7'4" (4.34m x 2.24m)



with tiled flooring, stairs leading to first floor with understairs storage cupboard, door leading to

## Living room

23'2" x 14'2" (7.06m x 4.32m)



A spacious, modern and welcoming family space with an attractive feature log burner set on slate hearth with exposed beam, tiled flooring, sliding wooden doors to conservatory giving the option of having an open plan space or two separate rooms



### Conservatory

12'3" x 10'7" (3.73m x 3.23m)



Currently used as a dining room, with slate flooring, exposed beams and doors to rear patio area / entertainment space

### Downstairs Study / Gym

9'1" x 7'6" (2.77m x 2.29m)



with lino flooring, storage cupboard housing the oil 'firebird' boiler with hanging space and shelving

### Kitchen / Diner

22'8" x 13'6" (6.91m x 4.11m)



A stylish and attractive open plan family kitchen / diner with base and wall oak units, granite worktops, ceramic Belfast sink with mixer tap, Rangemaster cooker with electric oven and gas hob with extractor hood over, dishwasher, centre island with quartz worktop, tiled flooring

### 2nd Living Room

13'6" x 11'7" (4.11m x 3.53m)



Off the kitchen is a cosy 2nd living room, with woodburner, oak flooring, access to loft storage and doors to front patio



### Utility Room

9' x 6' (2.74m x 1.83m)



with worksurface and wall unit, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled flooring, door to rear garden

### Downstairs Shower Room

6' x 4' (1.83m x 1.22m)



being part tiled, with pedestal wash hand basin, WC, shower cubicle with power shower, toiletries cupboard, tiled flooring

### First floor

### Landing

19'4" x 7'4" (5.89m x 2.24m)



Light and airy landing space, with airing cupboard, access to loft being fully insulated, radiator

### Rear Double Bedroom 1

14'2" x 13'1" (4.32m x 3.99m)



with built in wardrobes, radiator and a pleasant countryside outlook to the rear of the property



**En - suite**

8'4" x 3'6" (2.54m x 1.07m)



being part tiled, with wash hand basin and vanity unit, WC, shower cubicle with power shower, shaver point, lino flooring

**Front Double Bedroom 3**

13'6" x 8'2" (4.11m x 2.49m)



with built in wardrobes, radiator

**Rear Double Bedroom 2**

12'7" x 10'3" (3.84m x 3.12m)



with built in wardrobes, radiator and a pleasant countryside outlook to the rear of the property

**Front Double Bedroom 4**

14'2" x 9'9" (4.32m x 2.97m)



radiator

## Family Bathroom

We understand the property is in council tax band 'F' with amount payable per annum being £2756.



Recently renovated modern suite being part tiled, with wash hand basin and vanity unit, WC, corner shower cubicle with power shower, freestanding bath with shower head, heated towel rail, heated electric mirror with bluetooth connectivity, spotlights, lino flooring

## Externally



The property sits on a spacious level plot, being set back off the road. The gated tarmac drive leads to an ample parking area. To the front of the property is a lawned area with a gravelled pathway leading to the front door and to a garden shed. The rear of the property is completely enclosed, being a combination of lawn, gravelled and patio areas. The property benefits from an attractive covered entertainment / BBQ area, perfect for those alfresco summer evenings, making this an ideal family home. There is a further shed to the rear of the property (11' x 7') currently used as a gym.

## Services

We are informed by the vendors that the property is connected to mains water, electricity & drainage, oil C/H with underfloor heating throughout the ground floor

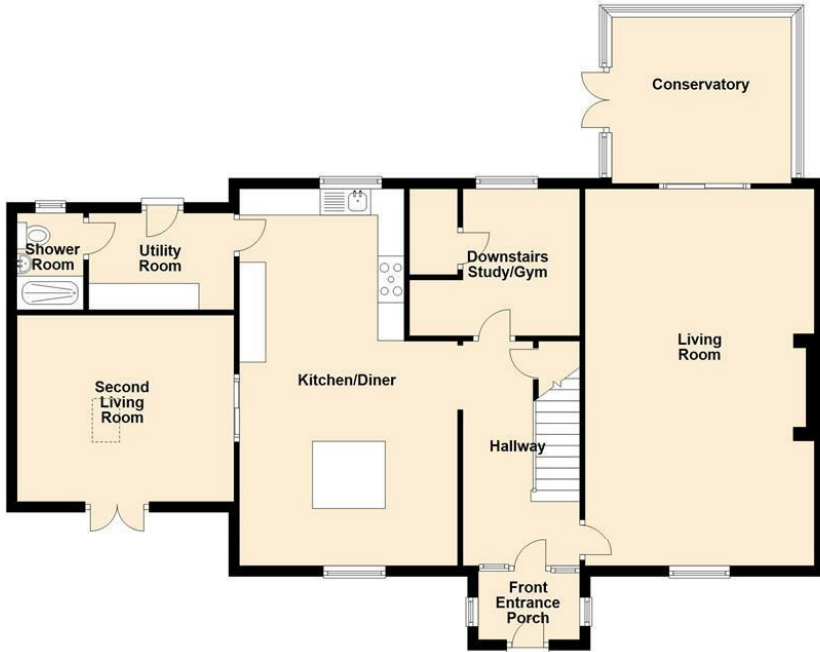
## Directions

What3Words: snowmen.town.inserted

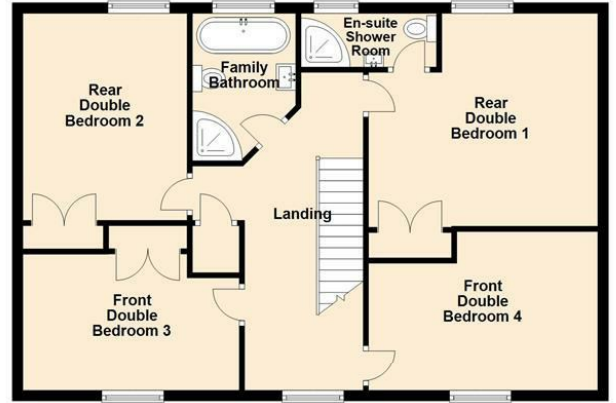
## Council Tax band 'F'



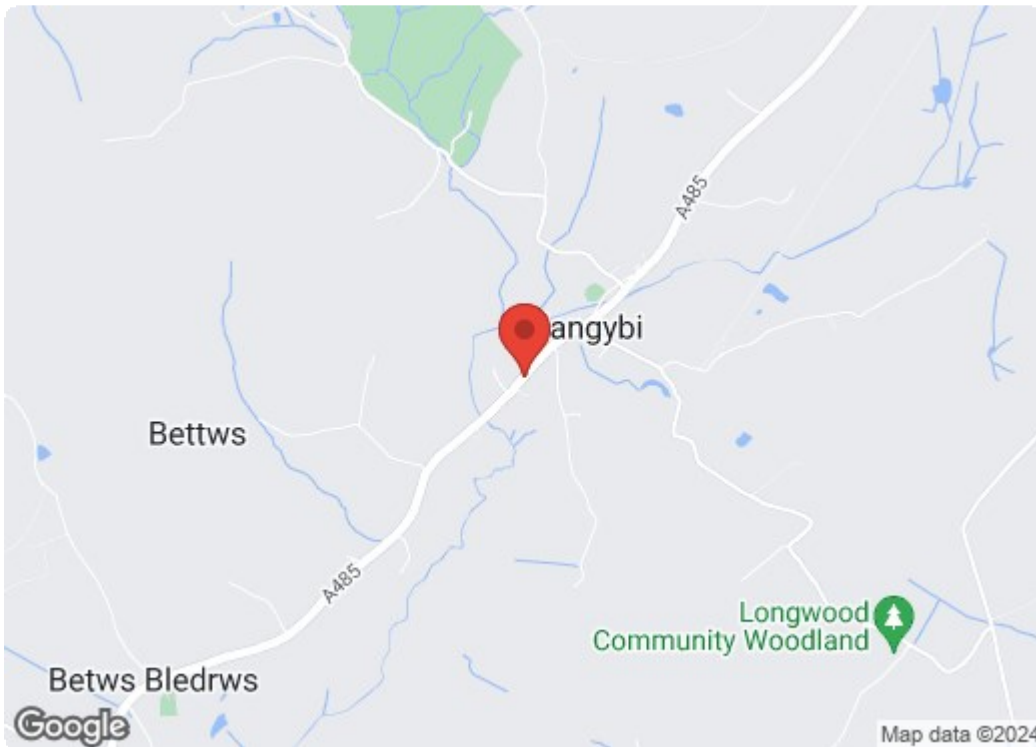
**Ground Floor**



**First Floor**



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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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