

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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### Greenhill Drefach, Llanybydder, SA40 9SX

**Asking Price £275,000**

A well presented family sized home ideally situated within walking distance of the Ysgol Dyffryn Cledlyn area school & convenient to the market town of Llanybydder, Lampeter & more. The oil centrally heated property benefits from 2 reception rooms, a spacious & modern kitchen / diner & 3 spacious bedrooms along with a stylish bathroom suite. With ample parking for several vehicles on a tarmac driveway & a single garage / workshop this property is functional as well as convenient & also enjoys a well enclosed & private rear garden freshly laid to patio & lawn. **\*\*Worthy of an early viewing!\*\***



## Location

Well situated in the village of Drefach, within easy walking distance of the Dyffryn Cledlyn Area School, only some 2 miles distant of the Teifi valley and market town of Llanybydder offering good range of everyday amenities including doctors surgery, chemist, shops, public houses etc., some 6 miles from Lampeter offering a wide range of shopping and administrative facilities being the main employment town of the area.

## Description



A great family home that has been extensively refurbished having been re-wired & re-plumbed in recent years, now with the benefit of a wood burning stove, oil fired central heating & uPVC double glazing. The property affords more particularly the following -

### Front Entrance Door to -

### Reception Hallway



with tiled flooring, oak staircase to first floor & under stairs storage

## Sitting Room

14'4" x 9'1" (into alcove) (4.37m x 2.77m (into alcove))



A cosy front sitting room with wood-burning stove on a slate hearth with oak beam above, picture window allowing plenty of natural light to beam through & shelving.

## Living Room

10'4" x (3.15m x )



with alcove shelving & large picture window to the front, door to -



## Kitchen / Diner

16'7" x 10'9" (5.05m x 3.28m)



A spacious & attractive contemporary kitchen / diner with a great range of base & wall units, electric cooker & hob with extractor hood over, 1 1/2 drainer sink, built in dishwasher, space for fridge / freezer with plumbing to rear, tiled flooring & door to grounds at side/rear.

## Store Cupboard

with plumbing for automatic washing machine & space for tumble dryer

## WC



with tiled flooring

## FIRST FLOOR

## Landing



with access to insulated loft space

## Bedroom 1

14'4" x 14'3" (max) (4.37m x 4.34m (max))



with far reaching views over unspoilt countryside through larger picture window to the front



### Bedroom 2

14'3" x 10' (4.34m x 3.05m)



with double aspect windows & far reaching views over unspoilt countryside through larger picture window to the front

### Bedroom 3

14'6" x 10'9" (4.42m x 3.28m)



with pleasant countryside view to the rear through picture window

### Bathroom

9' x 5'7" (2.74m x 1.70m)



A lovely modern suite with bath having shower over, wash hand basin with toiletries cabinet beneath, WC, heated towel rail, extractor fan & side window.

### Externally



The property has the benefit of a spacious lawned garden to the front along with tarmac drive providing ample parking for several vehicles, to the rear is a newly laid patio / lawn area providing a well enclosed & private space that is not overlooked, ideal for those with children, pets etc. The whole well enclosed in a walled boundary with various shrubbery backing onto open countryside grazing fields.

### Garage

Of traditional block construction with electricity connected, mezzanine storage & up & over door

### Workshop

with electricity connected

## **Garden Shed**



## **Services**

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

## **Council Tax Band 'E'**

## **Directions**

What3Words: twinkling.movie.flip\

From Lampeter, take the A475 Newcastle Emlyn roadway, continue to the village of Drefach, in the village the property can be found your right hand side, just before the chapel 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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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