EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
OnTheMarket.com
MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk









82 Bro Einon, Llanybydder, SA40 9SF

Asking Price £155,000

A pleasant 3 bedroomed property, ready for prospective purchasers to put their own stamp on. The property benefits from oil fired central heating, uPVC double glazing & low maintenance gardens & grounds & is situated in a quiet locality with bordering countryside fields, adding to the peaceful nature of the home.

** AVAILABLE CHAIN FREE & READY FOR IMMEDIATE OCCUPATION **

Location
Conveniently located a good distance off a main highway in 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 pleasant property in a quiet locality with the benefit of oil fired central heating & uPVC double glazing. The property is a blank canvas & ideal as a first time buy or for those looking to downsize. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway
with glazed uPVC door, tiled flooring, under stairs storage cupboard & stairs to first floor

Storage Cupboard

WC
with wash hand basin & toiletries cabinet

Living Room
21'4" x 11'1" (6.50m x 3.38m)
A spacious & light room with double aspect windows & fireplace

Kitchen
9'8" x 6'5" (2.95m x 1.96m)



Being part tiled with base & wall units, cooker point with extractor hood over, space for fridge freezer, single drainer sink, plumbing for automatic washing machine, door to -

Sitting Room
15'9" x 9'4" (4.80m x 2.84m)



A furrher spacious open area with the benefit of dual aspect windows enabling plenty of natural light to fill the room. With base units, shelving & access to loft space.

Side Porch
with door to grounds at side/rear

FIRST FLOOR

Landing



with large picture window overlooking side garden, access to insulated loft

Airing Cupboard

with copper cylinder

Bedroom 1

11'1" x 10'2" (3.38m x 3.10m)



To the front of the property being spacious in nature.

Bedroom 2

11'1" x 10'8" (3.38m x 3.25m)



A further spacious bedroom to the reat

Bedroom 3 / Study

9'8" x 6'7" (2.95m x 2.01m)



Equally suitable as a home office is desired.

Bathroom
7'5" x 5'8" (2.26m x 1.73m)



A partly tiled bathroom suite with bath having electric 'Triton' shower over, WC, pedestal wash hand basin, toiletries cabinet & towel rail.

Externally



The property enjoys a manageable section of lawned gardens to the side along with paved walkways & paved area to the rear along with gravelled area to the front of property. The outside space is enclosed with panelled fencing & walling giving peace of mind for those with children / pets. Communal allocated parking space to the front.

Garden Shed
of timber construction

Services



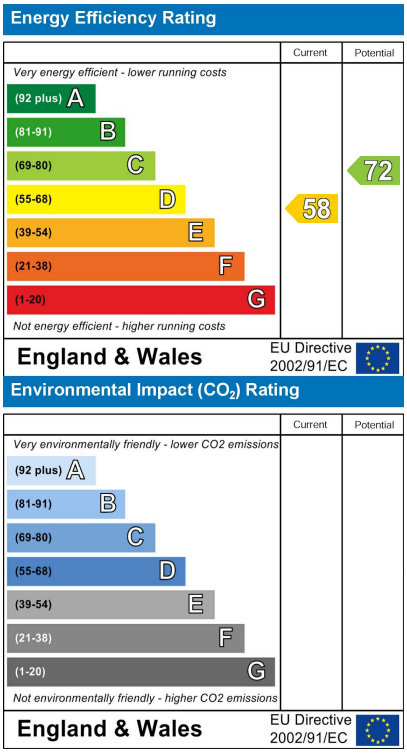
We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

Council Tax Band 'B'

Directions
What3Words: cards.masses.glider

From Llanybydder take the Rhydcymerau road north, turn right by Aberduar Chapel then immediate left into Bro Einon Estate and the property is located near the top of estate on your right hand side as identified by the agents for sale board.





5 NOTT SQUARE, **CARMARTHEN,**
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

39 HIGH STREET, **LAMPETER,**
CEREDIGION, SA48 7BB
Tel: (01570) 422395

1 MARKET STREET, **ABERAERON,**
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.