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Gwynfraes Llanybydder, SA40 9RN

Asking Price £150,000

A well presented 2 bedroomed property with the benefit of oil fired central heating & uPVC double glazing in a convenient location within walking distance of village amenities & with off-road parking for 2. The property has a functional rear porch, utility room & single garage off to the rear. IDEAL FIRS TIME BUY, BUY TO LET OR RETIREMENT PROPERTY

** AVAILABLE CHAIN FREE **

Location
Well positioned on the outskirts of the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-License shops etc. Within easy walking distance of a regular bus service & easy travelling distance to the Ceredigion Heritage Coastline to the West & some 7 miles from the University and Market Town of Lampeter to the North. 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description
The property affords more particularly the following -

Front Entrance Door to -

Reception Area

with doors to -

Shower Room
6'8" x 5'9" (2.03m x 1.75m)

A modern shower room suite being fully tiled with shower cubicle, pedestal wash hand basin, WC, heated towel rail & spotlights.

Living Room
18'5" x 12'3 (5.61m x 3.73m)

A spacious area ideal for dining / relaxation with uPVC sliding patio door, electric fire & access to loft

Kitchen
9'4" x 5'8" (2.84m x 1.73m)

A fully fitted kitchen with base & wall units, single drainer sink, electric cooker & hob, space for dishwasher, spotlights, part tiled with tiled flooring

Airing Cupboard
with copper cylinder

Boiler Cupboard
with oil fired boiler

Bedroom 1
12'1" x 8'2" (3.68m x 2.49m)

with built in wardrobe space

Bedroom 2
12'10" x 8' (3.91m x 2.44m)

with built in wardrobe

Rear Porch
12'4" x 5'6" (3.76m x 1.68m)

being an extension to the rear of the property with tiled floor & doors to grounds either side, door to -

Utility Room

with single drainer sink, space for tumble dryer, plumbing for automatic washing machine, heated towel rail, space for fridge / freezer, base units, tiled flooring & door to -

Garage

Of traditional block construction with electricity connected, up & over door & workbench space

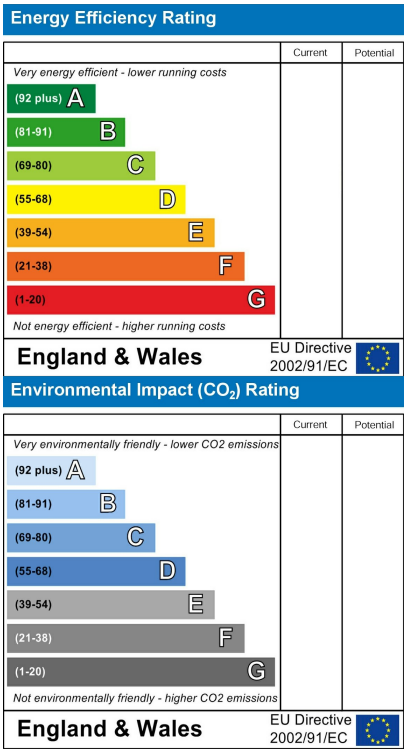
Externally

The property has the benefit of very low maintenance grounds with a patio & gravelled area to the front along with off-road parking for 2 to the front.

Services

We understand that the property is connected to mains water, electricity & drainage.

Council Tax Band 'C'



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