

www.evansbros.co.uk

 **OnTheMarket.com**

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Aelybryn Rhiw San Pedr, Llanybydder, SA40 9XS

Asking Price £95,000

A newly refurbished 2 bedroomed stone cottage conveniently situated in the market town of Llanybydder on a regular bus route. The property benefits from an enclosed front garden & rear courtyard & is walking distance from everyday amenities, being ready for immediate occupation with no onward chain. Excellent opportunity to get on the property ladder, buy to let or for those looking to downsize.

Location



Very conveniently positioned in the centre of the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Public Houses, 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 popular 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



A turnkey property that has been recently refurbished throughout that in our opinion would make an ideal buy to let property, first time buy or indeed a downsizing opportunity. The property affords more particularly the following -

Front Entrance Door to -

Entrance Hallway

with stairs to first floor & doors to -

Living Room

14'2" x 7'6" (4.32m x 2.29m)



Dining Room

14' x 8'7" (4.27m x 2.62m)



with under stairs storage space, door to -

Kitchen

12'6" x 5'5" (3.81m x 1.65m)

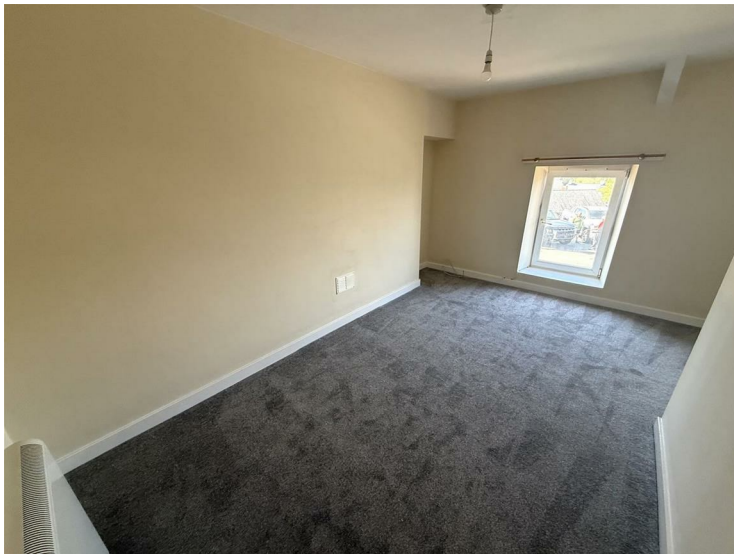


A modern kitchen to the rear of the property being part tiled & with electric oven & hob, single drainer sink & door to grounds at rear.

FIRST FLOOR

Bedroom 1

14'2" x 7'8" (4.32m x 2.34m)



A spacious double bedroom with pleasant country views .

Bedroom 2

14'1" x 8'5" (4.29m x 2.57m)



A spacious double bedroom with airing cupboard housing the hot water cylinder.

Bathroom

13'5" x 5'7" (4.09m x 1.70m)



An attractive contemporary bathroom suite being part tiled with bath & shower over, pedestal wash hand basin, WC & 'Velux' window.



Externally



The property has very low maintenance grounds with a small enclosed front lawned garden & an enclosed rear courtyard area, being a great spot for outdoor relaxation & soaking up the sun.

Services

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

Council Tax Band 'C'

Directions

What3Words: foreheads.waggled.relocated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		41	82
(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 ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



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.