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**Gwynfaes 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'**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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