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Gwenog View Heol Cae Banc, Llanybydder, SA40 9UB

Asking Price £225,000

A very well renovated 3 bedroomed property providing an attractive blend of traditional character with modern living. The property benefits from an extensive plot with off-road parking & walled lawned garden & is situated on a quiet council road, walking distance from a regular bus service & the amenities of the Market Town of Llanybydder. The property benefits from oil fired central heating, uPVC double glazing & is ready for immediate occupation with no onward chain.

**** IDEAL FIRST TIME BUYER / FAMILY / RETIREMENT PROPERTY ****

Location



Conveniently located on a tucked away quiet road whilst also being on level ground within 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 distinctly appealing 3 bedroomed character property in a desirable tucked away location having been well renovated to provide an attractive blend of traditional character & modern accommodation with the benefit of oil fired central heating & uPVC double glazing. A particular feature of this property is its large walled garden area laid mostly to lawn being ideal for family entertainment or general relaxation on a quiet lane. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with quarry tiled floor & stairs to first floor

Dining Room

11'4" x 9'7" (3.45m x 2.92m)



with large front window, open to -

Living Room

12'1" x 9'4" (3.68m x 2.84m)



with open flue (not tested), quarry tiled flooring & storage cupboards

Cloakroom

with cloak hanging space & access to insulated loft

Storage Cupboard

Kitchen

15'1" x 9'8" (4.60m x 2.95m)



Being a newly installed & spacious kitchen to the newly converted section of the property with single drainer sink, front patio doors, extractor hood, space for fridge / freezer & patio doors to front grounds, door to -

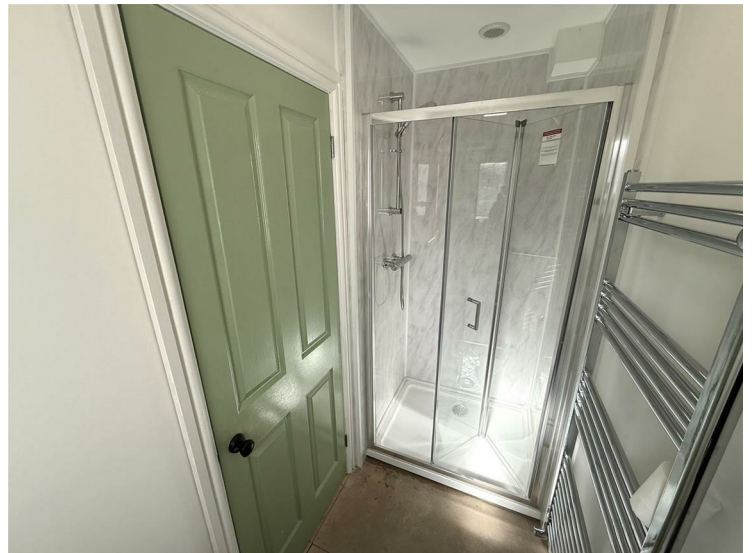
Utility Room

9'8" x 5'6" (2.95m x 1.68m)



with single drainer sink, oil fired 'Grant' boiler, based cupboards & rear entrance door

Shower Room



with W.C., walk-in shower enclosure with power shower, heated towel rail, extractor fan



Rear Entrance Lobby / Office Space

8'9" x 7'6" (2.67m x 2.29m)



A flexible space (previously being the kitchen) suitable as office space / hobby room etc with shelving & rear entrance door

Cellar

11'9" x 8'8" (3.58m x 2.64m)



A great space for storage / DIY projects & so on , with electricity connected

FIRST FLOOR

Landing



with access to fully insulated loft space

Bedroom 1

9'8" x 9' (2.95m x 2.74m)



with side window & alcove shelving

Bedroom 2

10'2" x 10' (3.10m x 3.05m)



with rear window

Bedroom 3

11'8" x 8'5" (3.56m x 2.57m)



being light & airy

Bathroom

8' x 7' (2.44m x 2.13m)



An attractive modern suite with bath & shower over, pedestal wash hand basin, W.C, heated towel rail

Externally



The property benefits from a sizeable plot with a large enclosed stone walled gardens to the front & side with further mature hedge boundary to the left & gravelled off-road parking space for 2 to the front of the property.

Vegetable Garden



Store Shed



Sub-divided into 2 sections to make very useful further storage space.

Lawned Gardens



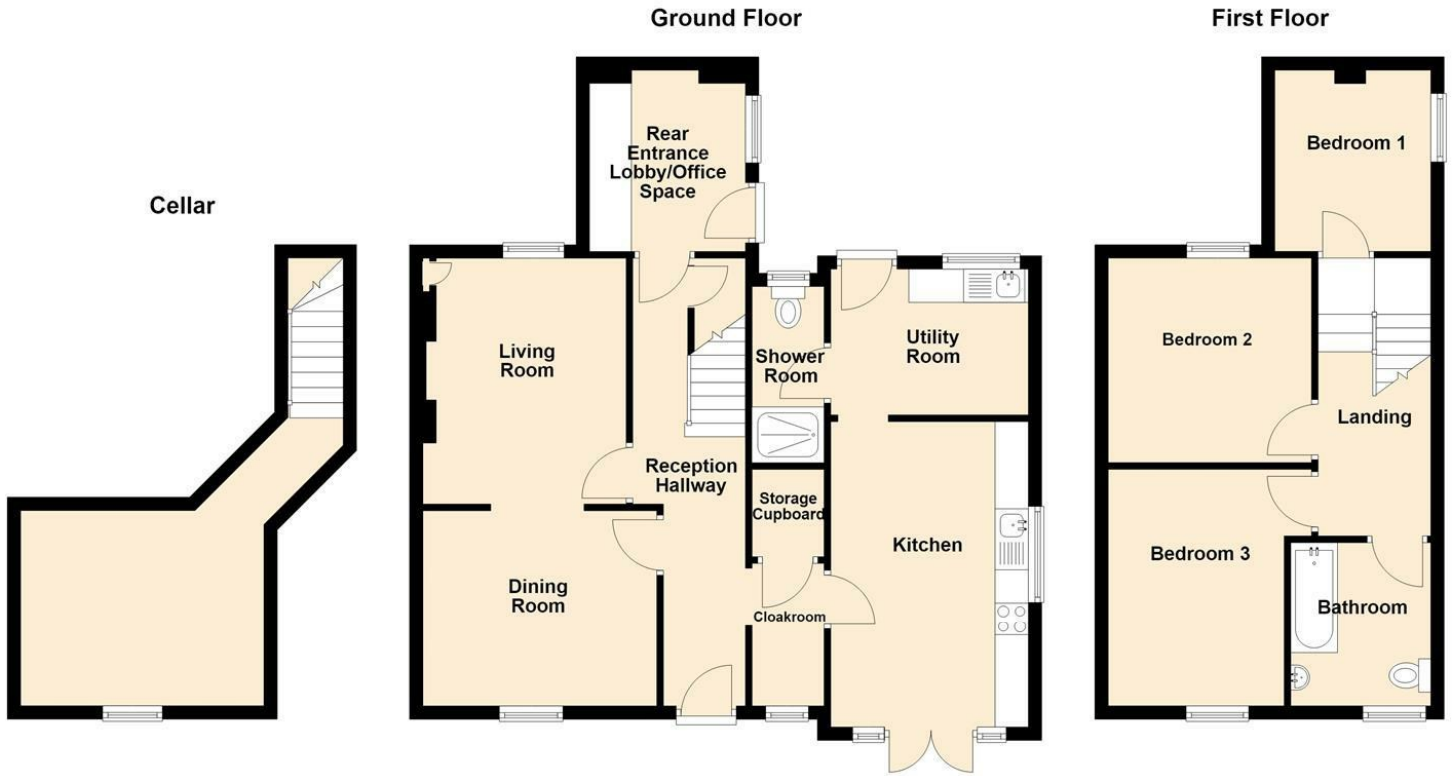
Services

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

Council Tax Band 'C'

Directions

What3Words: assess.issue.pads



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 (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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