



www.evansbros.co.uk



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



Patchoag Llanllwni, Llanybydder, SA40 9SG

Asking Price £320,000

A very well presented, private and deceptive property comprising of a 2 bedroomed detached bungalow & small adjoining paddock with stable / stock shelter, charming orchard & lovely private garden enjoying an enviable semi-rural setting set back from a no-through road, between the village of Llanllwni & the market town of Llanybydder. The light & airy accommodation is remarkably energy efficient with recently installed solar PV & air source central heating along with external insulation, complemented by extensive outside space making it ideal for those wishing to keep small livestock or embrace a small scale smallholding lifestyle. Further benefits include a substantial double garage & ample off-road parking via tarmacadam drive, creating a superb lifestyle property that perfectly balances modern comfort with country living.

Location

The property is attractively situated in a private location, set back from a no-through road between the market town of Llanybydder & the charming rural village of Llanllwni. Set within the beautiful Carmarthenshire countryside, offering a peaceful lifestyle surrounded by rolling hills, scenic farmland and unspoilt natural landscapes. Positioned along the A485 and within easy reach of Llanybydder, Lampeter, Llandysul and Carmarthen, the village provides an ideal balance of countryside living with access to nearby towns and everyday amenities.

Outdoor enthusiasts are well catered for, with Llanllwni Mountain offering wonderful walking, cycling and riding opportunities, along with far-reaching countryside views and an abundance of wildlife. A highly desirable location for those seeking an authentic rural lifestyle in the heart of West Wales

Description



A very well presented property of traditional construction that has been re-roofed, re-wired & re plumbed over the years, offering a wonderfully light, bright and airy feel throughout with a thoughtfully designed layout that allows each living space to flow effortlessly into the next. The accommodation provides a welcoming and comfortable environment, comprising a spacious living room, dining area, sun room/snug and kitchen, creating a versatile home ideal for both everyday living and entertaining.

The property benefits from uPVC double glazing, an air source central heating system, external insulation and solar PV panels with the added advantage of a feed-in tariff, all contributing towards an outstanding EPC rating of 'A'. These energy-efficient features make the home remarkably economical to run, combining traditional build quality with modern sustainable living.

With its sense of space, natural light and excellent efficiency credentials, this attractive home offers a superb balance of character, comfort and practicality.

The property affords more particularly the following -

Front Entrance Door to -

Entrance Porch

being part tiled, step up to further door to -

Living Room

16'6" x 11' (5.03m" x 3.35m)



A spacious & light room to the front of the property with front picture windows, rad & open archway to -

Dining Room

11'9" x 11'6" (3.58m x 3.51m)



With dining space, passthrough to the kitchen, storage cupboard, rad & open archway to -

Sun Room / Snug

11'4" x 7'9" (3.45m x 2.36m)



A delightful sun room/snug offering a warm and inviting space in which to relax and unwind, enjoying an abundance of natural light and a pleasant outlook. This versatile room provides the perfect setting for a quiet reading area, additional sitting room or cosy retreat, seamlessly connecting with the adjoining living accommodation and enhancing the overall flow of the home.

Kitchen

12'1" x 12' (3.68m x 3.66m)



A spacious kitchen to the rear of the property being part tiled & with a good range of base & wall units, single drainer sink, space for cooker / range with extractor hood over, plumbing for automatic washing machine, space for dishwasher, space for vertical fridge / freezer, rad & side door

Side Entrance Porch

with side entrance door & rad

Inner Hallway

with access to spacious & insulated loft with drop down ladder (potential for conversion to further accommodation subject to obtaining any necessary consents)

Bedroom 1

11' x 9'1" (3.35m x 2.77m)



A spacious front bedroom with solid timber flooring, front picture window, rad & built in wardrobes with hanging & shelving space.

Bedroom 2

11'9" x 7'9" (3.58m x 2.36m)



To the rear of the property with side picture window & rear patio doors providing an abundance of natural light to this versatile room, also being suitable as a hobby room / study space.

Bathroom

8'3" x 8'2" (2.51m x 2.49m)



A spacious & modern fully tiled suite with Jacuzzi corner bath, walk in quadrant shower enclosure, WC, wash hand basin with base toiletries cabinet, heated towel rail & extractor fan.

Basement Level

27'9" x 10'6" (8.46m x 3.20m)

with extensive storage space & hot water tank

Externally



The property is approached via a gated entrance leading with tarmac driveway, creating an attractive and welcoming first impression & providing ample parking for several vehicles. The grounds are beautifully maintained with a variety of established plants and shrubbery, complemented by paved walkways and a well-kept lawn area to the front.

To the side of the property is an enclosed and private lawn garden, providing a safe and versatile outdoor space ideal for children and pets. Patio areas extend to the side and rear of the home, with the rear patio enjoying a particularly sunny aspect, creating a wonderful sun trap perfect for outdoor dining, entertaining or simply relaxing and enjoying the surroundings.

A gated walkway provides access through to the adjoining paddock and orchard, further enhancing the appeal of this charming outdoor setting and offering an excellent balance of landscaped gardens and usable outdoor space.

Tarmacadam Driveway



Double Garage / Workshop

17'8" x 16'9" (5.38m x 5.11m)



A spacious garage with up & over door & high ceiling providing ample parking for 2 vehicles along with ample space as a workshop for those with DIY interests at heart.

Front Lawned Garden



Rear Patio

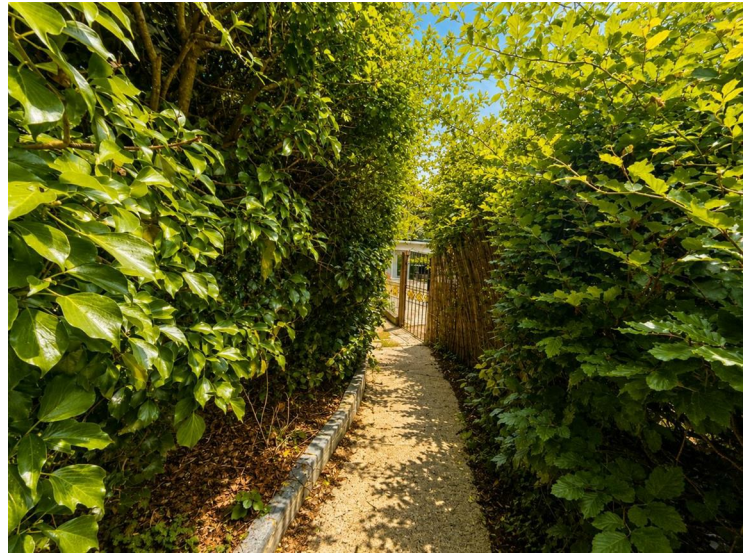


Side Garden



Enjoying a particularly sunny aspect, creating a wonderful sun trap perfect for outdoor dining, entertaining or simply relaxing and enjoying the surroundings.

Gated Walkway to Paddock



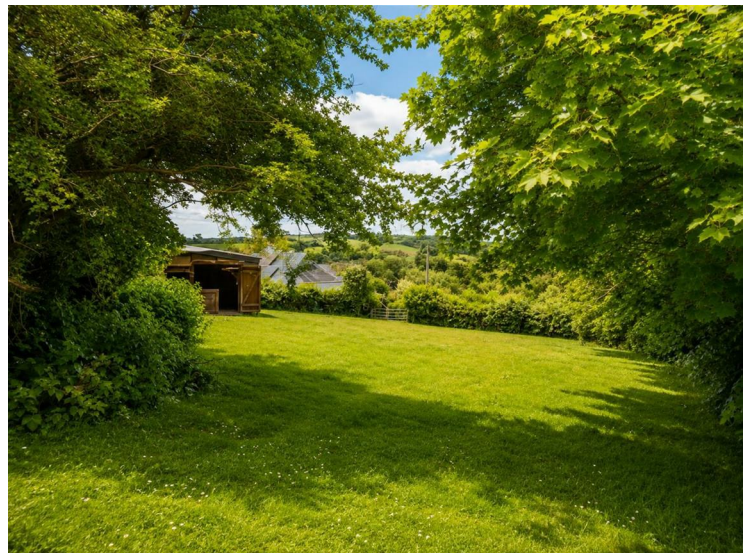
Timber Shed



to the side of the property

Outhouse
adjacent to the timber shed

Paddock



A delightful small paddock area providing a fantastic addition

to the property, complete with a useful stock shelter on a block base, offering excellent versatility for those seeking a taste of the smallholding lifestyle. Ideally suited for keeping small livestock, hobby farming or equestrian-related interests, the space provides a wonderful opportunity to enjoy country living.

Equally, the paddock offers a superb recreational area for those simply wanting additional outdoor space, whether for exercising dogs, family enjoyment or making the most of the rural surroundings. A charming and practical feature that perfectly complements the property's countryside appeal.

Stable / Stock Shelter



On a solid concrete base, ideal for small horses, livestock etc.

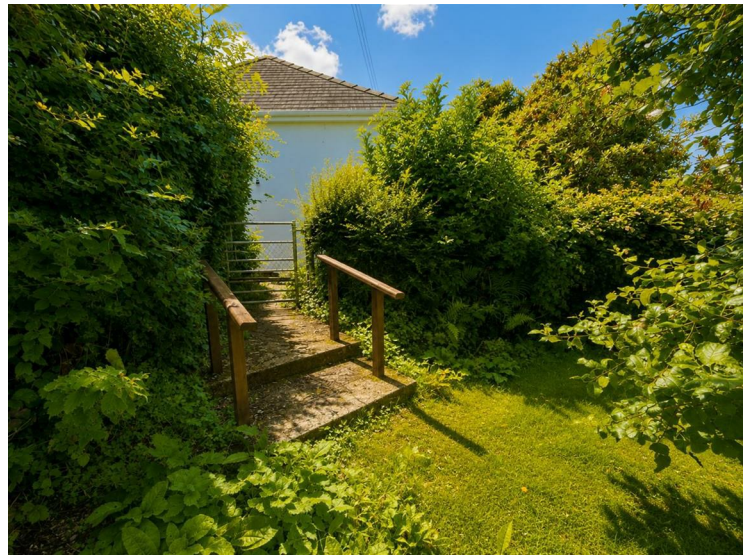


Orchard



A charming orchard area further enhances the appeal of the property, featuring a selection of established apple trees and providing a wonderful addition to the grounds. Offering both character and practicality, the orchard creates an attractive outdoor space to enjoy throughout the seasons, whether for harvesting fruit, relaxing or simply embracing the country lifestyle.

The orchard benefits from convenient gated roadside access as well as direct access from the property grounds, providing excellent versatility and ease of use while perfectly complementing the home's rural setting.



Services

We understand that the property is connected to mains water, electricity & private drainage. Air source central heating & solar PV with feed-in tariff. Full fibre broadband available (subject to any connection charges)

Council Tax Band 'D'

Directions

What3Words: bends.badminton.respects



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(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 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	



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