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**Swn Yr Afon, Station Terrace, Llanybydder, SA40 9XX**

**Asking Price £390,000**

Highly impressive & deceptively spacious executive home with no expense spared! If you are looking for privacy, attractive views & convenience then look no further! This 5 bedroomed property provides flexibility with 2 ground floor double bedrooms, modern shower room, large utility room, sizeable open plan kitchen / diner & a lovely spacious living room, all with underfloor heating. The first floor holds an impressive galleried landing space & sizeable bedrooms along with a 'Jack & Jill' style bathroom. There is ample off-road parking for several vehicles via tarmacadam drive to the front & a sizeable yet manageable garden to the rear with bespoke summerhouse & a detached garage / workshop. The property has the benefit of privately owner solar panels, air source heating system & triple glazing, keeping the running costs low, further adding to the immense appeal of this marvellous property.

**\*\* THIS PROPERTY MUST BE INSPECTED TO BE APPRECIATED! \*\***



## Location



The property is conveniently located within the popular Teifi valley and market village of Llanybydder offering a good range of local amenities, mainly within level walking distance, including convenience stores, public houses, bakery doctors surgery, chemist etc. The property is only approximately 5 miles from the popular Market town of Lampeter and also located some 30 mins from the renowned West Wales coastline with its numerous sandy beaches & secluded coves, 18 miles North of the larger County Town and Administrative Centre of Carmarthen, short walking distance from a T1 bus route from Carmarthen to Lampeter.



## Front Entrance Door to -

## Entrance Hallway



oak flooring and oak staircase to the first floor accommodation.

## Wet Room

13'3" x 7'4" (4.04m x 2.24m)



A stylish contemporary suite with a walk-in shower, W.C., multi drawer vanity unit with wash hand basin, extractor fan, spot lighting, underfloor heating.



### Utility Room

13'7" x 9'3" (4.14m x 2.82m)



Matching the kitchen with a range of wall and floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, rear entrance door, spot lighting, cloak room with shelving and the underfloor heating manifold.

### Open Plan Kitchen / Diner



A modern fitted kitchen with a range of wall and floor units with work surfaces over and breakfast bar, stainless steel 1 1/2 sink and drainer unit with food incinerator built-in, Belling electric cooker stove, integrated dishwasher, spot lighting, oak flooring with underfloor heating.

### Dining Space



With oak flooring and underfloor heating, patio doors to the rear garden area, wall lights.

### Living Room

16'3" x 16' (4.95m x 4.88m)



into bay. With oak flooring, double aspect windows, wall lights, oak flooring with underfloor heating.



**Ground Floor Bedroom 4**  
13'6" x 11'8" (4.11m x 3.56m)



With built-in wardrobes, underfloor heating.

**En-Suite**



A modern suite comprising of an enclosed shower cubicle, multi drawer vanity unit with wash hand basin and enclosed w.c., shaver point, spot lighting, extractor fan, underfloor heating.

**Walk in Wardrobe**

**Ground Floor Bedroom 5**  
10'8" x 8'7" (3.25m x 2.62m)



with underfloor heating

**FIRST FLOOR**

**Galleried Landing**



With Velux roof window, large walk-in airing cupboard, access to the loft space via a drop down ladder.

### Principle Bedroom

28' x 9'3" (8.53m x 2.82m)



Very spacious bedroom with two walk in wardrobes, access to undereaves storage area & double doors opening onto the Juliet balcony with great countryside views thereon.

### En-Suite to Bedroom 1 (Jack and Jill)

13'5" x 7'2" (4.09m x 2.18m)



A contemporary fully tiled 4 piece suite with a jacuzzi bath, walk-in shower, W.C., multi drawer vanity unit

### Bedroom 2

13'10" x 13'3" (4.22m x 4.04m)



with walk-in wardrobe & attractive country views.



### Bedroom 3

13'5" x 13'3" (into bay) (4.09m x 4.04m (into bay))



with large walk-in wardrobe, access to undereaves storage area.

### Loft Space

Being boarded and insulated and running the whole length of the property. Providing great storage area.

### Externally

#### Detached Garage / Workshop

17'2 x 15' (5.23m x 4.57m)



With electric roller shutter door, side service door and housing the air source heating system.

### Views



### Summerhouse



Providing great outdoor space and entertaining area.

### Rear Garden



### Services

We understand that the property is connected to mains water,

electricity & drainage, air source central heating with underfloor heating throughout first floor, privately owned solar panels.

### **Council Tax Band 'F'**

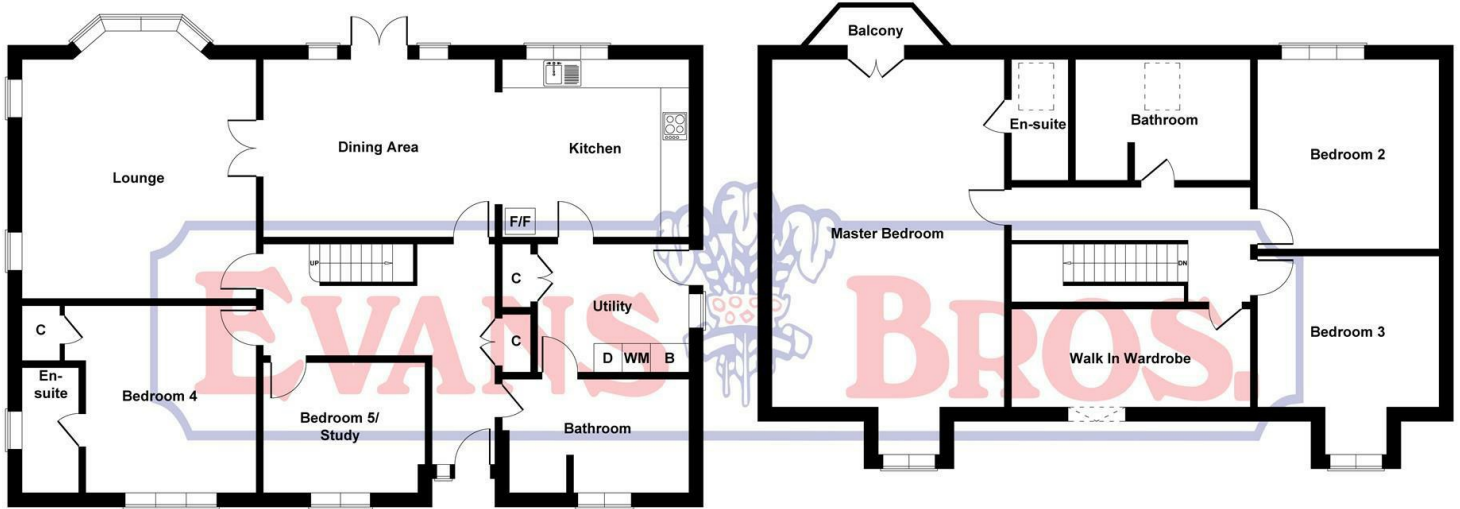
### **Directions**

What3Words: tickling.clearing.pops

From Lampeter take the A485 road to Llanybydder. On reaching the main square turn right by Nisa. Continue down the hill. At the bottom square opposite the former Black Lion Public House turn right into Station Terrace. Continue through Station Terrace passing Station Yard Garage on your left and Wilson Timber on your right. Continue straight ahead and the property will be located thereafter on your left hand side.



## Swn Yr Afon, Station Terrace, Llanybydder



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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