

www.evansbros.co.uk

OnTheMarket.com

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



Trem yr Afon Rhydybont, Rhydybont, Llanybydder, Carmarthenshire, SA40 9QU
Asking Price £375,000

A superior 4/5 bedroomed detached house being immaculately presented & ideally located on a quiet road yet still walking distance from everyday amenities. This property would make a perfect family home with ample parking to the front, a spacious living room & open plan kitchen / diner along with an enclosed rear garden benefitting from complete privacy & ample yet manageable grounds.

**** MOST DESERVING OF AN EARLY VIEWING ****

Location



Idyllically & conveniently located off a council 'B' road with lovely countryside surroundings, the council lane that the property is located on is very quiet yet within walking distance from 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



The placing of Trem yr Afon on the market offers a most appealing package for those looking for their dream family home. This detached home has been built to a high standard & benefits from oil central heating, uPVC double glazing & is spacious & well appointed throughout. Upon entering the property there is a generous sized reception hallway, leading to a music room / bedroom that offers flexibility to any prospective purchasers, a further large living room & open plan kitchen / diner along with a separate utility room & WC. To the first floor the property enjoys a spacious landing area, a further 4 bedrooms (one en-suite) & a family bathroom. The property affords more particularly the following -

Front Entrance Door to -
with stained glass & vertical uPVC glass panels

Spacious Reception Hallway
12'1" x 7'3" (3.68m x 2.21m)



A welcoming space upon entering with laminate flooring, under-stairs storage, stairs to first floor & doors to -

Music Room / Bedroom 5
13'6" x 10'7" (4.11m x 3.23m)



Currently utilised as a music / hobby room but equally suitable as a downstairs bedroom or further living room if required, with laminate flooring.

Living Room

17'6" x 12'8" (5.33m x 3.86m)



A large yet cosy living room which flows in nicely from the reception hallway or kitchen diner, with feature fireplace having electric fire, laminate flooring & french doors to open plan kitchen / diner

Open Plan Kitchen / Diner

23'5" x 10'7" (7.14m x 3.23m)



A great open social space to the rear of the home enjoying lovely countryside views & being part tiled with a good range of base & wall units, 1 1/2 drainer sink, electric hob & double electric oven with extractor hood over, integrated dishwasher, space for fridge / freezer & patio doors to grounds at rear, cushion flooring, door to -

Dining Area



Utility Room

7'7" x 7'4" (2.31m x 2.24m)



A useful space off the kitchen being part tiled with base & wall units, plumbing for automatic washing machine & space for tumble dryer, along with door to grounds at rear & -

WC



with wash hand basin

FIRST FLOOR

Landing

15'2" x 7'4" (4.62m x 2.24m)



with linen cupboard & access to part boarded & insulated loft with drop down ladder

Principal Bedroom

12'7" x 11'7" (3.84m x 3.53m)



A light and airy room that enjoys plenty of natural sunlight, laminate flooring, door to -

En-Suite



with quadrant shower unit, wash hand basin with vanity unit, WC, heated towel rail, extractor fan & cushion flooring.

Bedroom 2

13'7" x 10'7" (4.14m x 3.23m)



A further spacious bedroom with the benefit of natural light through front windows, laminate flooring

Bedroom 3

10'7" x 10'7" (3.23m x 3.23m)



One of two rear bedrooms with idyllic open countryside views, laminate flooring.

Bedroom 4



with laminate flooring, wardrobe & lovely country views.

Bathroom

9'4" x 7'2" (2.84m x 2.18m)



A modern bathroom suite with tiled flooring, wash hand basin, WC, towel rail, bath with side storage units, part panelled.

Externally



The property enjoys a generous plot size & has a walled in front boundary with gated entrance, raised flower beds & gravelled grounds, along with tarmac drive providing ample parking & turning space to the front. There is a car port to the side of the property leading to the grounds at the rear which benefits from a decking area giving a lovely raised aspect, ideal to enjoy the countryside views & for family entertainment. The grounds to the rear are part gravelled & the rest is laid to lawn which is ample yet manageable, with the whole being well enclosed with a fenced boundary.

Raised Decking Area

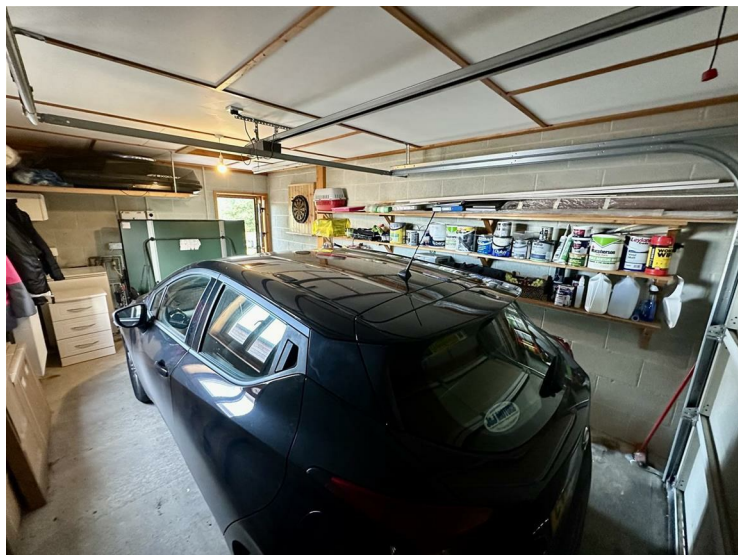
Adjoining Garage

19'5" x 10'6" (5.92m x 3.20m)



with electric up and over door, electricity connectivity, loft space & consumer unit. This space is equally suitable for vehicles as it is a workshop or indeed a further hobby room separate from the main house if required.

Internal



Garden Shed



of timber construction with gravelled grounds

Services

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

Council Tax Band 'F'

We understand that the property is in council tax band 'F' with the amount payable per annum being £2958.

Directions

What3Words: minority.sonic.nightfall

From Llanybydder take the B4337 Rhydcymerau road, continue along this road past the school on your right & then the chapel on your left, take the next left hand turning forking off the main road, the property can then be seen the second in on your left as identified by the agents for sale board.

Ground Floor

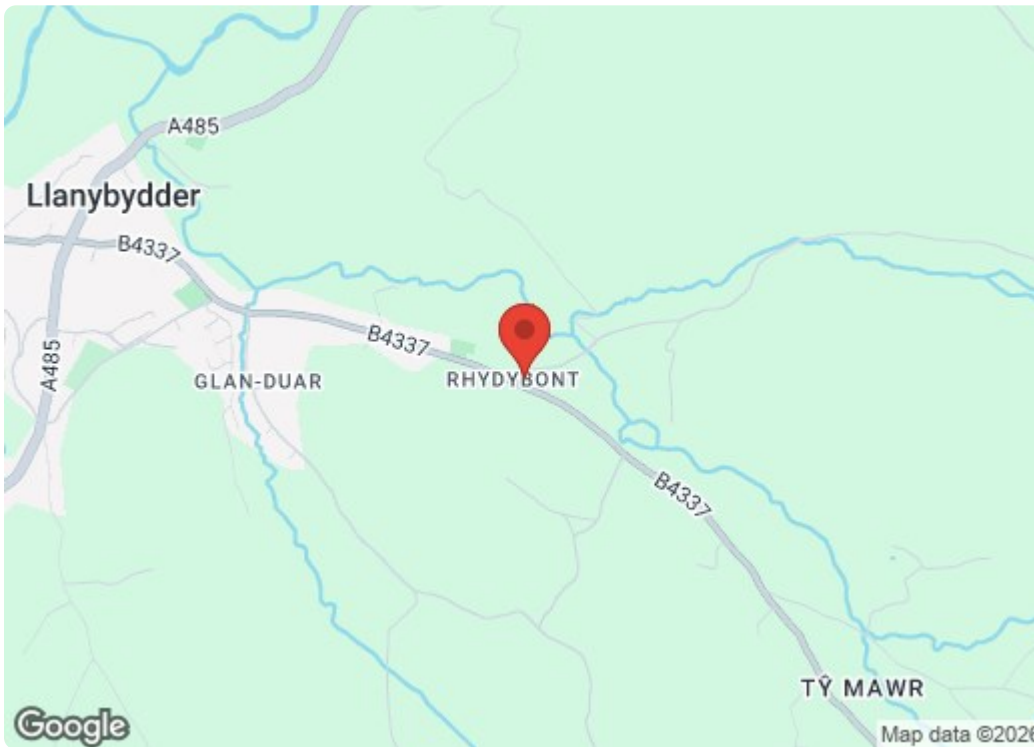


First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

Trem Yr Afon , Rhydybont, Llanybydder



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		
	72	80
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

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.