

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

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



Cedars Carmarthen Road, Llanybydder, SA40 9TY

Asking Price £239,950

An attractive 3 bedroomed Victorian era property set in a spacious plot with mature gardens & grounds, backing onto the village park. The property is conveniently situated on level ground in the market town of Llanybydder, within easy walking distance of everyday amenities & on a regular bus route. With ample off-road parking via tarmacadam drive, lawned gardens to the front & rear, summerhouse, garage / workshop & raised beds. Well worthy of an early viewing!

Location

Very conveniently located in a sought after location in the Market Town of Llanybydder on level grounds & on a regular bus route. Llanybydder provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is also 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



An attractive semi-detached period property occupying a spacious plot with tarmacadam drive, spacious gardens & grounds & ample off-road parking. We are informed that the property has been re-roofed in recent years & also has the benefit of solar PV, oil fired central heating & uPVC double glazing, all improving the energy efficiency of the home & keeping running costs low. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway

14'4" x 6'6" (4.37m x 1.98m)



with stairs to first floor, doors to -

W.C.



with wash hand basin, part tiled, tiled flooring, side window

Front Living Room

11'7" x 11'9" (max) (3.53m x 3.58m (max))



A light & airy living room to the front of the property with an abundance of natural light beaming through the attractive bay windows, fireplace with electric fire (open flue)

Rear Living Room

13' x 11'8" (3.96m x 3.56m)



with attractive victorian style fireplace with electric fire (open flue), alcove shelving, sliding patio doors to grounds at rear, opening to -

Study Space

9'7" x 5'6" (2.92m x 1.68m)



being a suitable space for working from home, with base & wall units, shelving, 'Worcester' oil boiler & side window

Kitchen / Diner

12'6" x 10' (3.81m x 3.05m)



A spacious & part tiled kitchen / diner to the rear of the property with a good range of base & wall units, electric oven & electric hob with extractor hood over, single drainer sink, plumbing for automatic washing machine, space for fridge / freezer, picture window overlooking the rear garden, shelving & side entrance door

FIRST FLOOR

Landing



with access to insulated loft, side window

Bedroom 1

12'9" x 10' (3.89m x 3.05m)



A spacious bedroom to the rear of the property with built in wardrobe space, shelving & pleasant view over the rear garden.

Bedroom 3

7'2" x 6'5" (2.18m x 1.96m)



A flexible third bedroom with attractive views, also being suitable as a further home study space / hobby room.

Bedroom 2

11'3" x 10'6" (3.43m x 3.20m)



To the front of the property, being light & airy with attractive country views & built in wardrobe space.

Bathroom

7'8" x 6'5" (2.34m x 1.96m)



A part tiled suite with bath & shower over, pedestal wash hand basin, W.C., tiled flooring.

Externally



The property enjoys a spacious level plot with a well kept lawned garden to the front with walled frontage, mature hedge boundary & tarmacadam drive, the rear of the property is well enclosed with patio & gravelled grounds leading to a further rear lawned garden with fruit trees & various colourful shrubbery providing plenty of outdoor space for family entertainment.

Rear Garden



Front Gardens



Garage / Workshop



A flexible space, currently utilised as storage but with potential to be a workshop etc for those with DIY interests at heart, with electricity connected.

Tarmacadam Drive



providing ample parking for several vehicles

Summerhouse



of timber construction with electricity connected

Greenhouse

Raised Beds



In need of some re-instatement but with lots of potential & of particular interest to those with green fingers & looking to introduce an element of self-sufficiency.

Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating. Superfast fibre broadband available (subject to any connection charges)

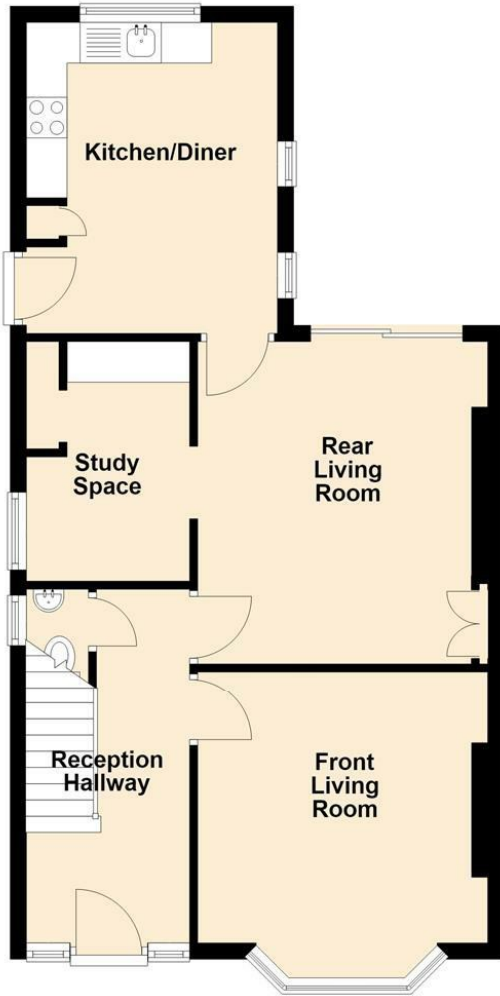
Council Tax Band 'D'

Directions

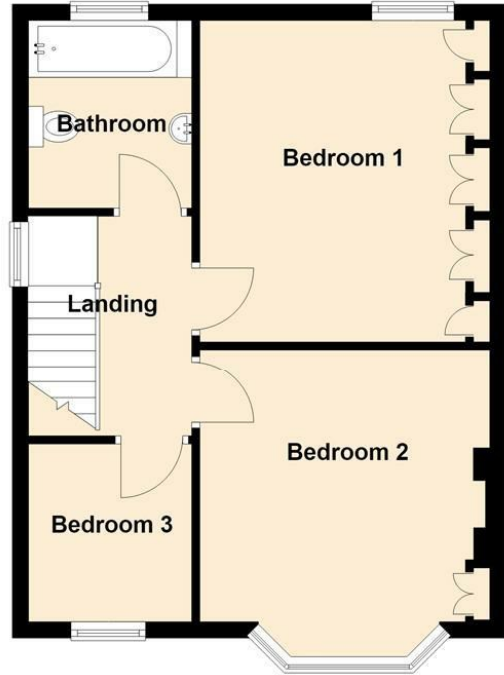
What3Words - fools.gazes.require

From Llanybydder take the A485 Carmarthen road, continue on for a few hundred yards & the property can be found on your left hand side as identified by the 'Evans Bros For Sale' board.

Ground Floor



First Floor



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	
	81
	64
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