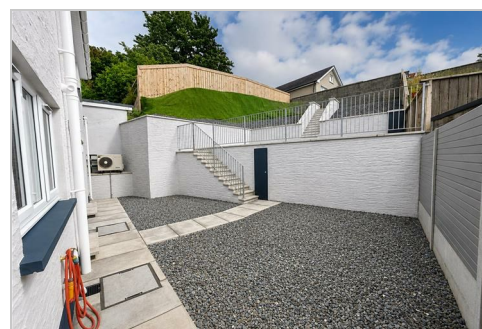




Masons Cottage Rhiw San Pedr, Llanybydder, SA40 9XS

Asking Price £280,000

A newly completed & executive 3 bedroomed home being deceptively spacious in nature & providing modern & impressive accommodation throughout with the convenience of everyday amenities of the market town of Llanybydder on your drop step. The property has the benefit of off-road parking to the front along with an attractive & low maintenance terraced rear garden. The property benefits from air source central heating & solar PV making the property very efficient to run & adding to the overall appeal of this great family home.

**** AVAILABLE FOR IMMEDIATE OCCUPATION WITH NO ONWARD CHAIN ****

Location

Well positioned in the centre of the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-License shops etc. Within easy walking distance of a regular bus service & easy travelling distance to the Ceredigion Heritage Coastline to the West & some 7 miles from the popular Market Town of Lampeter to the North. 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



Prepare to be impressed! A deceptively spacious & newly completed 3 bedroomed home finished to a high standard providing homely & modern accommodation throughout with the convenience of everyday amenities a stones throw away. The property benefits from air source central heating & solar PV, this paired with current day insulation standards make the property incredibly efficient to run & adding to the appeal of this great family home. Available for immediate occupation with no onward chain. The property affords more particularly the following -

Front Entrance Door to -



Reception Hallway

with tiled flooring, stairs to first floor, spotlights & rad, doors to -

WC



with pedestal wash hand basin & rad

Kitchen / Diner

20'4" x 9'8" (6.20m x 2.95m)



A lovely light & airy kitchen / dining space with a modern fitted kitchen providing a great range of base & wall units, electric cooker & electric hob with extractor hood overs, single drainer sink, breakfast bar, tiled floor, rad, space for fridge / freezer & dining space with front picture window overlooking Llanybydder & further country views & rear picture window overlooking the rear garden.

Dining Space



Living Room

20'5" x 11'6" (6.22m x 3.51m)



Utility Room

6'3" x 6'2" (1.91m x 1.88m)



with tiled flooring, single drainer sink, wall storage cupboards, rear entrance door & part tiled walls

A spacious & inviting room with an abundance of natural light thanks to the dual aspect windows with rear sliding patio door, electric fire with flame effect, rad

FIRST FLOOR

Landing



with access to loft

Bedroom 1

11'6" x 10' (3.51m x 3.05m)



with view over rear garden, rad

Bedroom 3

11'6" x 10'1" (3.51m x 3.07m)



with picture window enjoying fine views, rad

Bedroom 2

10'1" x 9'8" (3.07m x 2.95m)



with built in wardrobe, front picture window & rad

Bathroom

9'8" x 7'6" (2.95m x 2.29m)



A spacious & modern part tiled suite with bath, WC, walk-in shower enclosure, pedestal wash hand basin with toiletries cabinet, heated towel rail, storage cupboard & frosted glass window.



Side Store Room

To the side of the property, housing the air source heat pump & solar PV battery.

Services

We are informed that the property is connected to mains water, electricity & drainage, air source central heating & solar PV with battery & feed-in tariff.

Directions

What3Words: discloses.chambers.sweeper

The property can be found on St Peters Hill, Llanybydder as identified by the 'Evans Bros for sale' board.

Externally



The property has the benefit of low maintenance grounds with a tarmacadam drive to the front providing off-road parking, further fenced & generally well enclosed patio & gravelled grounds to the side & rear leading to a tiered rear garden with a lovely elevated patio area being suitable for BBQ / family entertainment or simply relaxing in the sunshine.

Terraced Garden





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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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