

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

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

### 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.

### 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



## Front Gardens



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.

## 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.

## Rear Garden



## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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