



www.evansbros.co.uk

 OnTheMarket.com

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



3 Church Terrace Llansawel, Llandeilo, SA19 7JQ

Asking Price £120,000

A peacefully situated & deceptively spacious 3 bedroomed property in a tucked away location in the village of Llansawel, only some 10 miles from Llandeilo to the south & approx 8 miles from the market town of Llanybydder to the north. The property provides part renovated accommodation & would be ideal for a first time buyer or those looking to downsize & put their own finishing stamp along with off-road parking space & a low maintenance lawned garden to the front.

**** AVAILABLE CHAIN FREE ****

Location

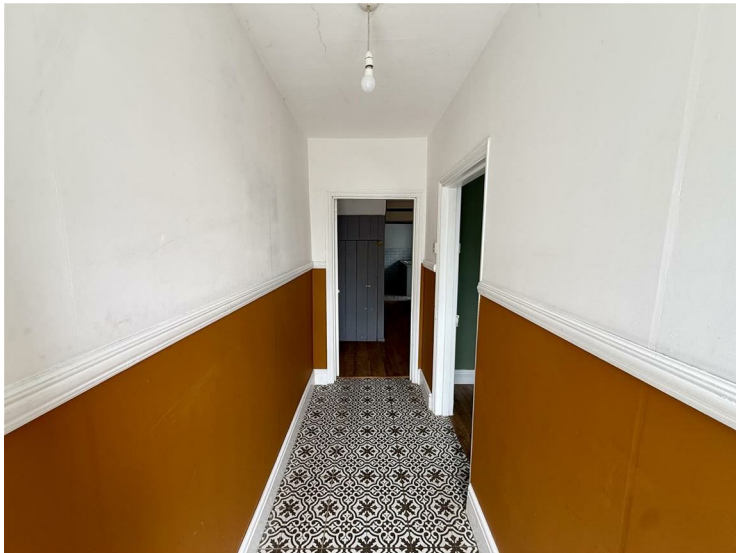
The property is attractively located in a tucked away location in the popular village of Llansawel, in the upper reaches of the Cothi valley. Llansawel offers a public house, places of worship & is on the edge of the noted Brechfa forest, being centrally located approximately 10 miles equidistant from the towns of Lampeter, Llandovery and Llandeilo.

Description



A part renovated end of terrace 3 bedroomed property that is deceptively spacious in nature & affords more particularly the following -

Front Entrance Door to - Reception Hallway



with mosaic tiled floor, doors to -

Living Room

13'1" x 11'9" (3.99m x 3.58m)



A spacious living room with attractive part exposed stone walls, stone fireplace with woodburner inset, alcove shelving & TV unit

Dining Room

15'0" x 11'8" (4.57m x 3.56m)



with oil fired Rayburn for domestic hot water & cooking, under stairs storage & stairs to first floor, step down to -

Kitchen

10'7" x 8'0" (3.23m x 2.44m)



An attractive modern part tiled kitchen with a good range of base & wall units, electric cooker & hob with extractor fan over & double drainer sink, leading to -

Utility Room

8'0" x 5'6" (2.44m x 1.68m)



with plumbing for automatic washing machine, skylights, door to -

Rear Store House



with door to external right of way over the adjoining property

FIRST FLOOR

Landing



with access to loft

Bedroom 1

12'2" x 10'6" (3.71m x 3.20m)



A spacious front bedroom with built in wardrobes providing shelving & hanging space.

Bedroom 3

10'2" x 7'8" (3.10m x 2.34m)



with storage cupboard providing shelving space



Bedroom 2

9'1" x 6'5" (2.77m x 1.96m)



Bathroom

10'2" x 7'8" (3.10m x 2.34m)



with modern walk-in shower cubicle with 'Mira' shower, W.C., pedestal wash hand basin & airing cupboard with shelving & copper cylinder



Externally



The property benefits from low maintenance grounds via a small lawned garden to the front with part stone wall & part fenced boundary, ideal for those wanting some quiet outside space (adjoining St Sawyl's Church) There is off-road parking space to the front of the property, adding to the convenience of the home.

Services

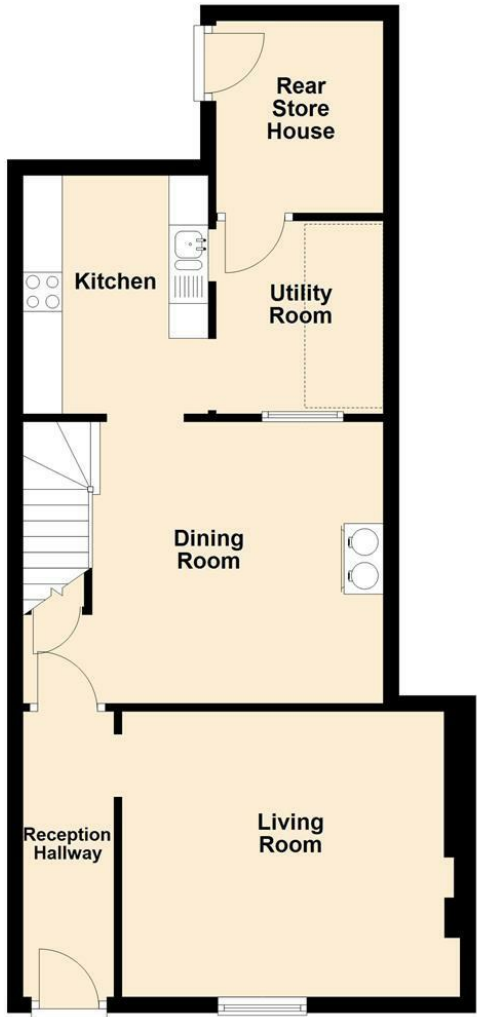
We understand that the property is connected to mains water, electricity & drainage, domestic hot water via oil fired Rayburn.

Council Tax Band 'C'

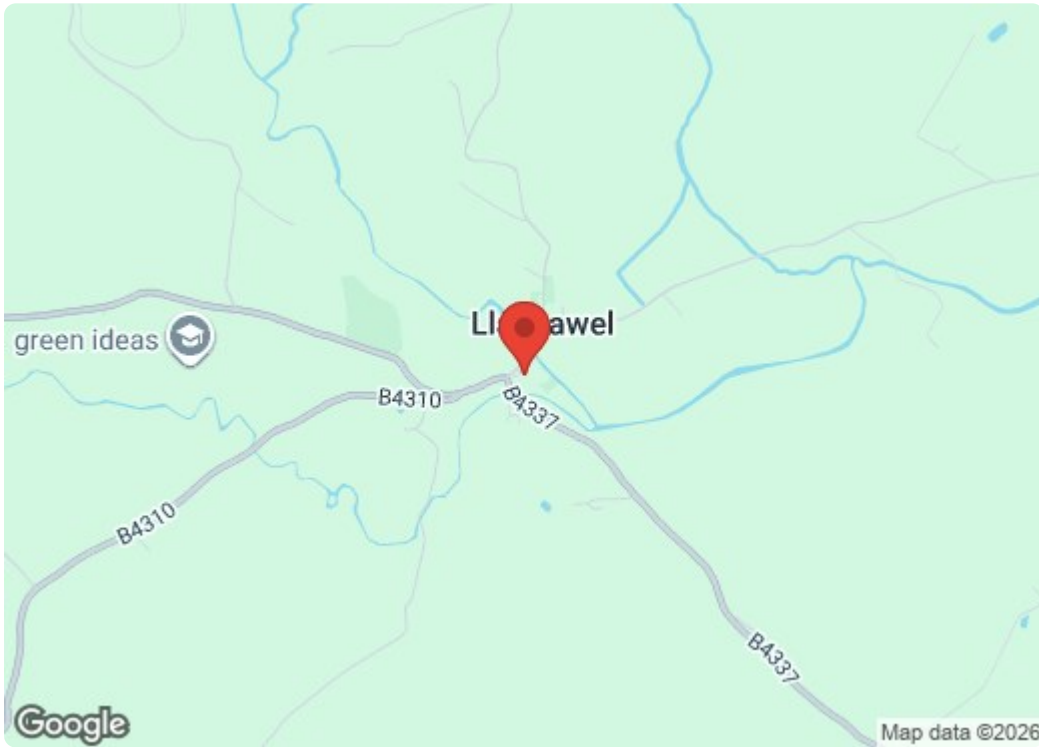
Directions

What3Words: liberated.finishes.estimate

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		57
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		15
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