

Nicely positioned, substantial 3/4 bed roomed semi detached house with enclosed rear garden and summer house, Llanybydder, West Wales



Bryncoed, Llanybydder, Carmarthenshire. SA40 9UB.

£210,000

R/5124/LD

*** No onward chain *** Nicely positioned, substantial 3/4 bed roomed semi detached house *** Tastefully presented with new UPVC double glazing *** Deceptive in size offering ample family accommodation *** Oil fired central heating *** Good broadband connectivity ***

*** Enclosed, lawned rear garden being private and not overlooked *** Patio area and Summer House (10' x 8') *** Enjoying an elevated position overlooking the busy market village of Llanybydder and attractive views over the Teifi Valley *** Perfectly suiting first time buyers or for family occupiers ***

*** On street parking located opposite the property *** Viewing highly recommended - contact us to view today ***



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Attractively positioned in an elevated location overlooking the busy Market Village of Llanybydder and enjoying attractive views over the Teifi Valley. The property is within easy walking distance to a good range of local facilities, including Shops, Bank, Post Office, Doctors Surgery, Chemist, Primary School, only 6 miles away from the University Town of Lampeter and some 17 miles North of the County Town and Administrative Centre of Carmarthen

GENERAL

Prepare to be impressed ! A substantial 3/4 bed roomed property located in a pleasant and private position within the village of Llanybydder. The property has undergone refurbishment in recent years and now offers a comfortable family home.

Externally, it enjoys a private lawned rear garden, with patio area and Summer House. It has an idyllic location and within easy walking distance to a good range of local facilities. A particular feature of the property is its fine views over the village and the views of the Teifi Valley beyond.

The property benefits from oil fired central heating, double glazing and all mains provisions.

The property in particular offers the following:-

RECEPTION HALL

Accessed via UPVC entrance door. Radiator, Oak effect flooring.



OPEN PLAN LIVING/SITTING ROOM

21' 4" x 11' 6" (6.50m x 3.51m) overall. Formerly being 2 separate rooms with a central archway. Oak effect flooring, 2 radiators, , feature fireplace with cast iron inset on a slate hearth.



KITCHEN

19' 2" x 9' 2" (5.84m x 2.79m) An Oak fronted kitchen with a range of floor and wall units with worksurfaces over. incorporating 1 1/2 bowl sink and drainer unit, plumbing for automatic washing machine, eye level oven and grill, 4 ring

ceramic hob, extractor fan. 'Worcester' oil fired central heating boiler. rear entrance door and picture window overlooking the rear garden.



DINING ROOM

8' 8" x 9' 7" (2.64m x 2.92m). With Oak effect flooring, radiator, French doors to rear garden.



FIRST FLOOR

GALLERIED LANDING

With Oak effect flooring and access to loft space.



BATHROOM

12' 6" x 9' 2" (3.81m x 2.79m) Being a spacious room with 4 piece suite comprising Pine panelled bath, separate shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard.



FRONT BEDROOM 1

14' 1" x 9' 5" (4.29m x 2.87m) With built-in wardrobes, Oak effect flooring, radiator.



REAR BEDROOM 3

9' 9" x 6' 9" (2.97m x 2.06m) with radiator and view over rear garden,



OFFICE/STUDY

10' 6" x 6' 7" (3.20m x 2.01m) with radiator. Staircase to bedroom above.

LOFT ROOM

15' 10" x 11' 5" (4.83m x 3.48m) with exposed 'A' Frame beams, 2 Velux roof windows. Radiators. Under eaves storage area.



EXTERNALLY

GARDEN

A particular feature of this substantial village residence is its enclosed rear garden being private and not overlooked and laid mostly to lawn with a range of flower and shrub borders.

To the side of the property lies a concreted pathway being gated giving easy access to the rear garden.



SUMMER HOUSE

10' 0" x 8' 0" (3.05m x 2.44m) of timber construction with a lovely patio area to the front.



FRONT OF PROPERTY



REAR OF PROPERTY



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - C

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

AGENTS COMMENTS

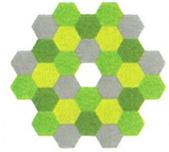
A substantial village residence with great views.

Services

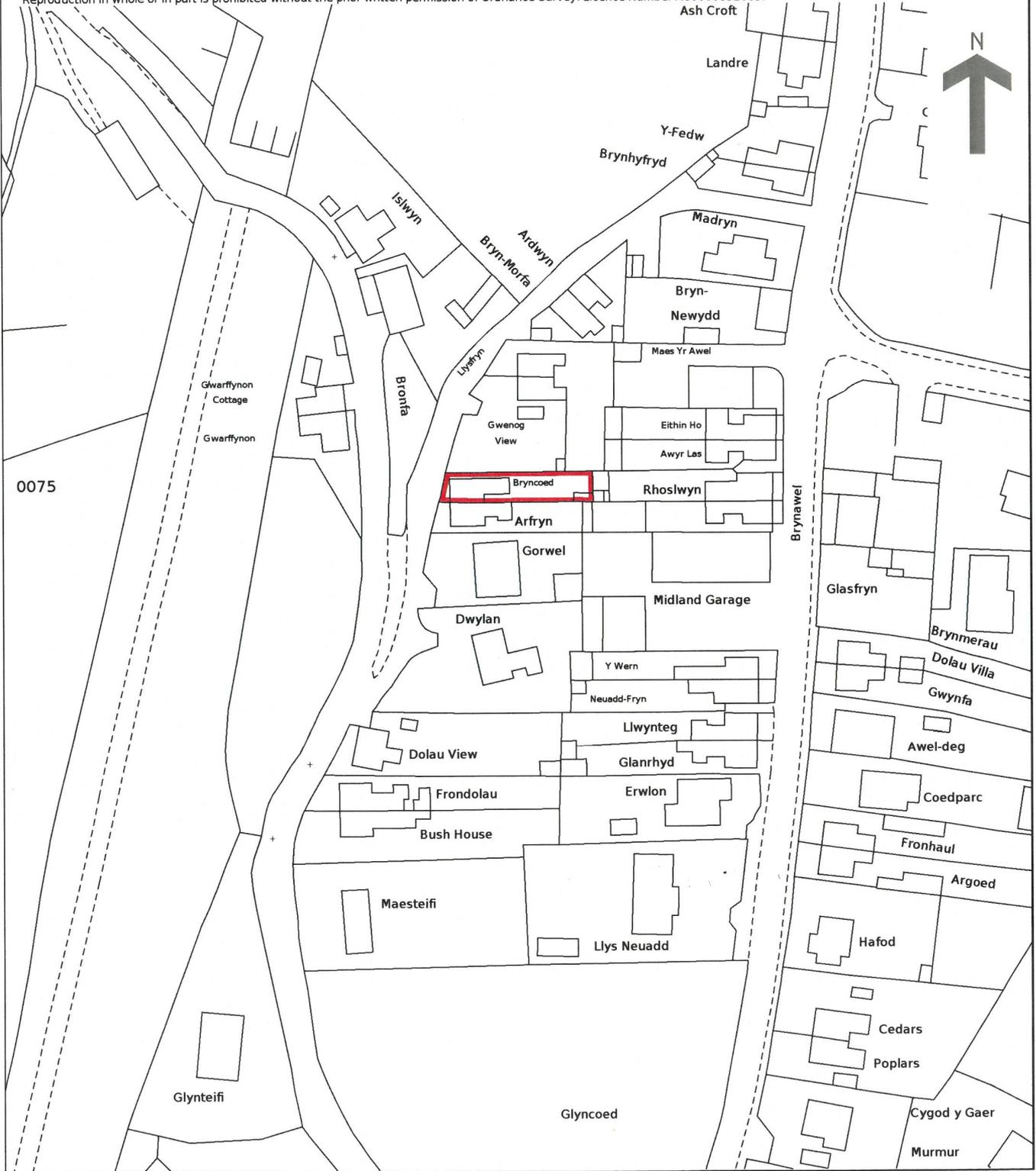
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

HM Land Registry
Official copy of
Title plan

Title number **WA645376**
Ordnance Survey map reference **SN5243NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



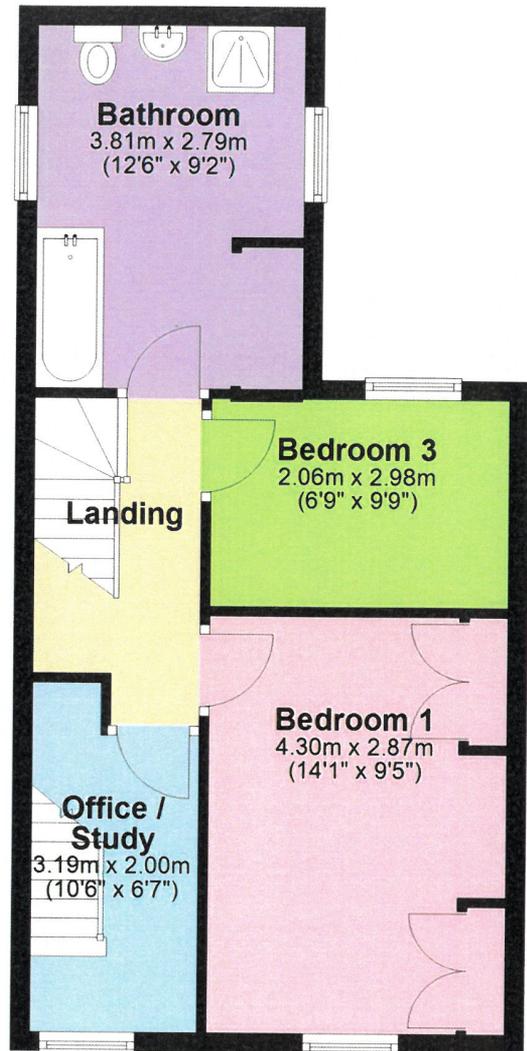
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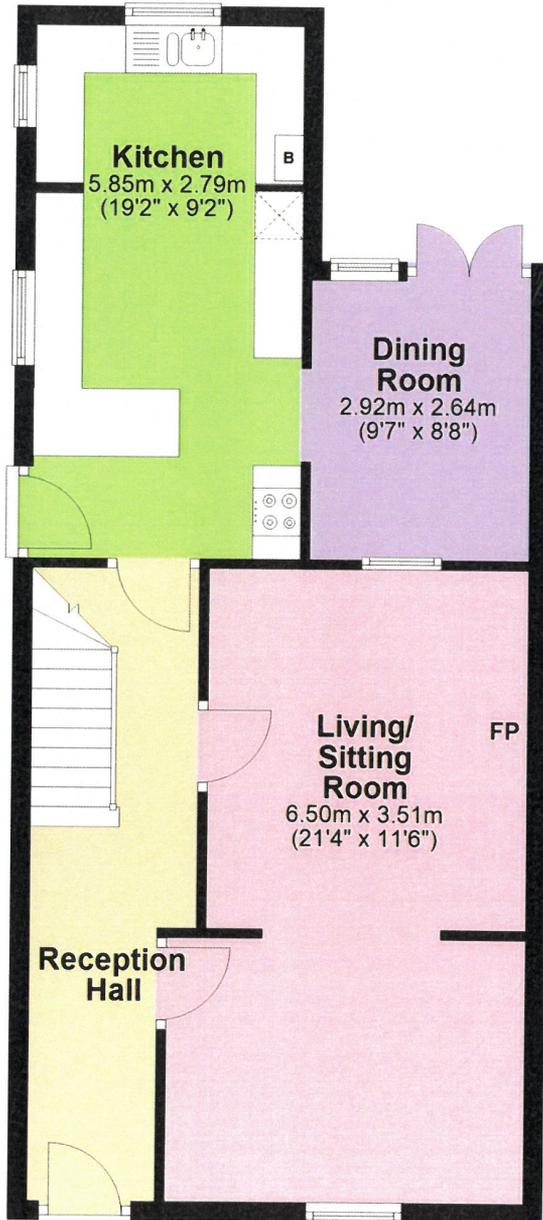
First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



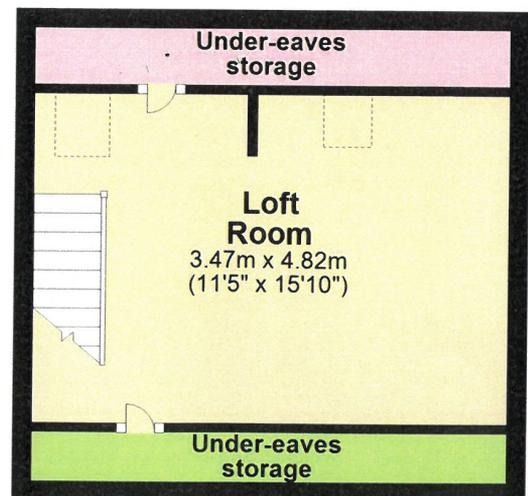
Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.4 sq. feet)



Total area: approx. 121.1 sq. metres (1303.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Bryncoed, LLANYBYDDER

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP. No

Accessibility Types: None.

EPC Rating: E (44)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property?

No

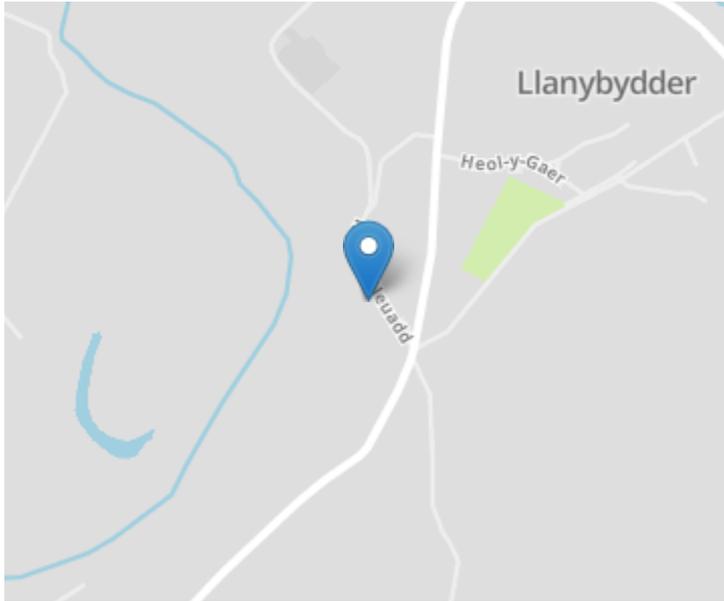
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Lampeter take the main A485 Carmarthen road. Proceed for approximately 5 miles until reaching the Village of Llanbydder. Proceed through the Village. On leaving the Village take a right hand turning, down a 'One-Way' system. proceed down for approximately 100 yards, forking right, and Bryncoed can be clearly seen further on, on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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