

Regulated by:



**RICS**



Since 1989

*A desirable refurbished and deceptively spacious detached bungalow. Outskirts of Llanybydder, West Wales*



**Yr Hen Efail, Llanybydder, Ceredigion. SA40 9SP.**

**REF: R/2840/LD**

**£169,950**

\*\*\* No onward chain \*\*\* A delightfully refurbished and extremely well presented detached bungalow \*\*\* Deceptive and comfortable 2 bedroomed accommodation \*\*\* Modern kitchen and bathroom \*\*\* Newly fitted UPVC triple glazing and oil fired central heating

\*\*\* Easy to maintain rear sun terrace \*\*\* Low maintenance property with some fantastic views over the Teifi River and the Valley beyond \*\*\* Off street parking for a number of vehicles \*\*\* Conversion potential - With a large loft space (subject to consent)

\*\*\* Short walk to the Village amenities of Llanybydder and 5 miles from the University Town of Lampeter \*\*\* Move straight in - No work needed \*\*\* Walk Through Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## LOCATION

Well situated within walking distance of the Teifi Valley Market Town of Llanybydder which offers a good range of amenities, including Shops, Post Office, Doctors Surgery, Chemist, Primary School, only some 5 miles from the University Town of Lampeter, and some 17 miles North from the County Town and Administrative Centre of Carmarthen, with National Rail and Motorway Network connections.

## GENERAL DESCRIPTION

Yr Hen Efail offers potential Purchasers an opportunity to acquire a fully refurbished and spacious detached bungalow enjoying an edge of Village location with fine views over the Teifi River and the Valley beyond.

The property has undergone comprehensive refurbishment with new UPVC double glazing throughout, oil fired central heating, modern kitchen and bathroom.

In all a highly desirable property in a sought after locality. The accommodation at present offers more particularly the following:-

### FRONT PORCH

With UPVC front entrance door, tiled flooring.

### RECEPTION HALL



With radiator, access to a large loft space via a drop down ladder, one large cloak cupboard, airing cupboard with shelving and radiator.

## BATHROOM



A brand new part tiled suite comprising of a panelled bath with Triton electric shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.

### FRONT BEDROOM 1



9' 8" x 9' 7" (2.95m x 2.92m). With radiator.

**KITCHEN/DINER**

37' 0" x 9' 5" (11.28m x 2.87m). A modern fully functioning kitchen with wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, integrated electric cooker, 4 ring ceramic hob with extractor hood over and splash back, plumbing and space for automatic washing machine, integral fridge, radiator.

**KITCHEN/DINER (SECOND ANGLE)****REAR HALL**

With UPVC rear entrance door to parking area, radiator.

**BOILER ROOM**

With a brand new Grant combi oil fired boiler that runs all domestic systems.

**REAR BEDROOM 2**

11' 6" x 10' 4" (3.51m x 3.15m). With radiator, built-in wardrobes.

**LIVING ROOM**

18' 2" x 11' 0" (5.54m x 3.35m). With double aspect windows with fine views over Llanybydder to the rear, two radiators, modern tiled fireplace, T.V. point.

**LIVING ROOM (SECOND ANGLE)**

## LOFT SPACE



35' 0" x 27' 0" (10.67m x 8.23m). Being 'L' shaped, with side window. Offering great conversion potential into further bedroom accommodation (subject to the necessary consents being granted by Ceredigion County Council).

## EXTERNALLY

### SUN TERRACE



To the rear of the property lies a slate gravelled terrace area with fantastic views over the Village of Llanybydder and the Teifi Valley beyond. A real sun trap.

## VIEWS OVER TEIFI VALLEY



## PARKING AND DRIVEWAY



Off street parking area to the side and front of the property with ample parking.

## FRONT OF PROPERTY



## AGENT'S COMMENTS

A fully refurbished property in a delightful and popular location.

## VIDEO

WALK THROUGH VIDEO: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## TENURE AND POSSESSION

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

## COUNCIL TAX

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

## Services

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

## Directions

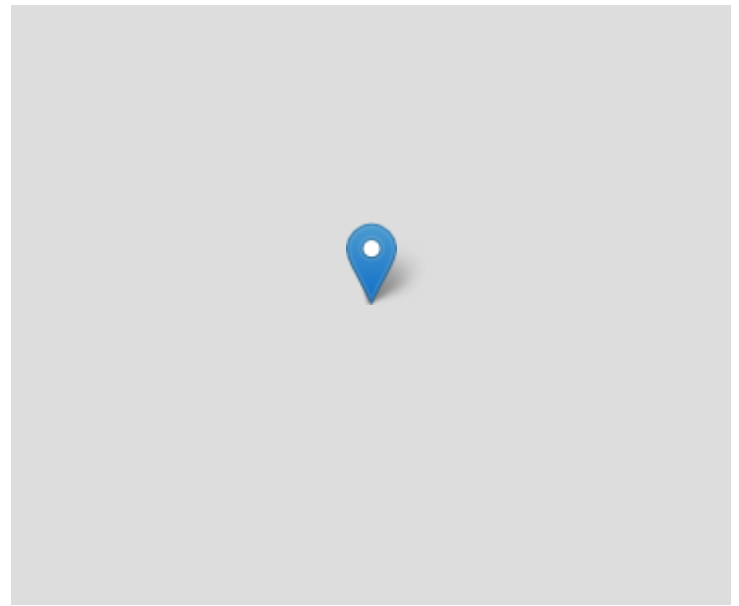
From Lampeter take the A475 road towards Newcastle Emlyn to the Village of Llanwnnen. Turn immediately left after the mini roundabout onto the B4337 Llanybydder road. Continue through the Village of Altyblacca. Heading down and on entering the Village of Llanybydder the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

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

WALK THROUGH VIDEO: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.