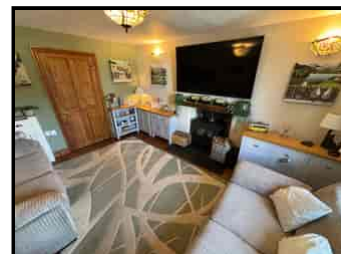


*A charming and deceptive 4 bedroomed mid terraced cottage with a private garden and useful workshop. Llanybydder, West Wales*



**Bwthyn Y Saer, Llanybydder, ., Carmarthenshire. SA40 9RL.**

**£199,950**

**REF: R/4585/LD**

\*\*\* Motivated Seller \*\*\* EPC RATING A \*\* A Tardis! \*\*\* Charming and deceptively spacious and traditional terraced cottage  
\*\*\* Tastefully modernised yet retaining many original character features \*\*\* Upgraded kitchen and stylish bathroom \*\*\*  
Recently installed UPVC windows and doors \*\*\* 12 solar panels, air source heating, internal wall insulation and new radiators  
throughout \*\* Highly efficient - low running costs \*\*\*

\*\*\* Private garden with a veranda \*\*\* Useful workshop space \*\*\* Fantastic range of ornamental shrubbery and plants  
providing a haven within a Village setting \*\*\* On street parking \*\*\*

\*\*\* Walking distance to all Village amenities - In a convenient setting \*\*\* 4 miles South from the University Town of Lampeter  
and 18 miles from the County Town of Carmarthen \*\*\* Close to the Cardigan Bay Coast \*\*\* Contact us today to view \*\*\*



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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## LOCATION

Llanybydder is located in the Teifi Valley 4 miles South from the University Town of Lampeter, 18 miles North from the County Town of Carmarthen and within easy reach of the Ceredigion Coastline/Cardigan Bay at Aberaeron and New Quay, both approximately 12 miles. The property is located adjacent to a quiet district road close to the famous Llanybydder Horse Market and within walking distance of Village amenities, including Junior School, Public Houses, Post Office, Chemist, Garage, Convenience Store and Places of Worship.

## GENERAL DESCRIPTION

An upgraded yet traditional mid terraced cottage offering 4 bedroomed accommodation. The property has undergone refurbishment in recent years and now offers a deceptive Family property. A particular feature of the property is its stylish and superior bathroom suite and the upgraded kitchen.

Externally it enjoys a private garden area with a useful workshop providing the perfect outdoor space .

The property enjoys a convenient Village position and benefits from oil fired central heating, recently upgraded double glazing, solar panels, air source heating and internal wall insulation.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

The property is accessed via a UPVC stable style front entrance door, staircase to the first floor accommodation, radiator.

### SITTING ROOM

14' 8" x 11' 6" (4.47m x 3.51m). With a decorative cast iron open fireplace, stripped wooden flooring.



SITTING ROOM (SECOND IMAGE)



LIVING ROOM

14' 8" x 11' 6" (4.47m x 3.51m). With stripped wooden flooring, open fireplace with a cast iron multi fuel stove, two radiators, useful downstairs storage cupboard.





**LIVING ROOM (SECOND IMAGE)****KITCHEN**

23' 5" x 9' 9" (7.14m x 2.97m). A modern upgraded fitted kitchen with a range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit with flexi mixer tap, Range Master electric cooker stove with extractor hood over, plumbing and space for automatic washing machine and dishwasher, space for American fridge/freezer, tiled flooring, radiator, rear entrance door to the garden and veranda.

**KITCHEN (SECOND IMAGE)****KITCHEN (THIRD IMAGE)****FIRST FLOOR****FRONT LANDING**

Leading to

**FRONT BEDROOM 1**

15' 3" x 9' 0" (4.65m x 2.74m). With radiator, stripped wooden flooring.





### FRONT BEDROOM 4/STUDY

6' 7" x 5' 3" (2.01m x 1.60m). With radiator, stripped wooden flooring.



### FRONT BEDROOM 2

15' 7" x 8' 9" (4.75m x 2.67m). With stripped wooden flooring, radiator.



### REAR BEDROOM 3

### REAR BEDROOM 3

11' 5" x 9' 9" (3.48m x 2.97m). With stripped wooden flooring, radiator, Velux roof window, access to the loft space.



### BATHROOM

10' 4" x 9' 8" (3.15m x 2.95m). A stunning and stylish recently upgraded fitted bathroom suite with a jacuzzi bath with a free standing waterfall tap, multi drawer vanity unit with a free standing ceramic sink with waterfall tap, enclosed w.c. with douche, Velux roof window, fully tiled walls and floor, spot lighting and mood lighting.



Leading to



## BATHROOM (SECOND IMAGE)



## EXTERNALLY

### WORKSHOP

18' 7" x 9' 3" (5.66m x 2.82m). A traditionally built block workshop finished with white roughcast and a slate roof. Dimensions of this work area are 18'8" x 9'2" (5.69m x 2.79m) featuring ten power points and lighting, this space would also be suitable for an office, art studio, games room etc.



### GARDEN

A particular feature of this charming and traditional cottage is its private rear garden area being fully enclosed with a terraced patio area that is nicely bordered by a range of mature shrubbery and plants providing a haven within this delightful Village setting.





## VERANDA AREA



Adjoining the property is its veranda area providing an outdoor dining and entertaining space with retractable blinds. In all providing the perfect outdoor space that any Family would deserve.

## SHELTERED AREA



## FRONT OF PROPERTY

With outside Tap and Electric Power Point



## REAR OF PROPERTY



## AGENT'S COMMENTS

A traditional cottage yet modernised and providing the perfect home.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

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

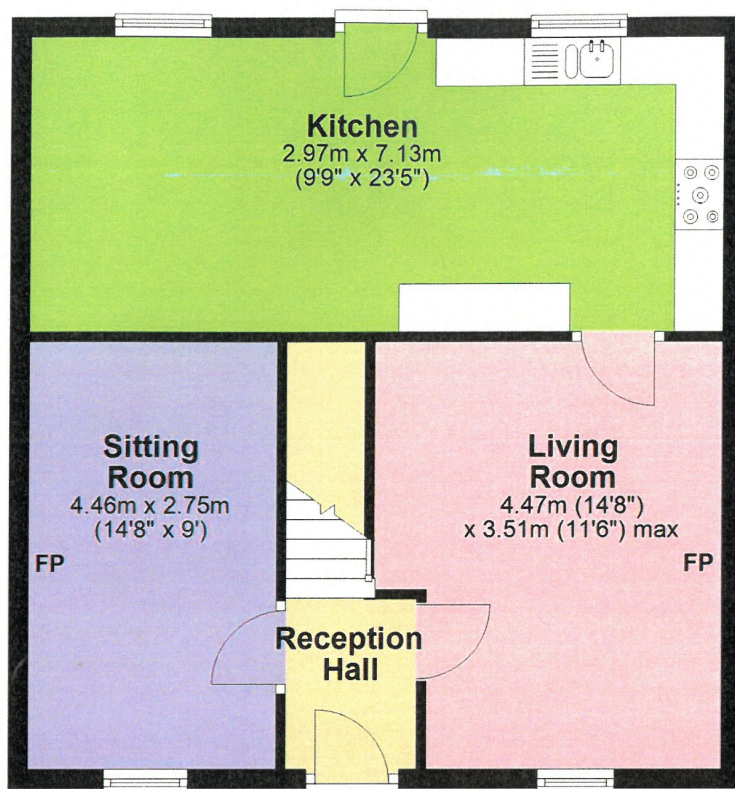
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric air source heating, privately owned solar panels, new radiators throughout, double glazing, telephone subject to B.T. transfer regulations. Currently the property is connected to the 1GB WeFibre network for broadband



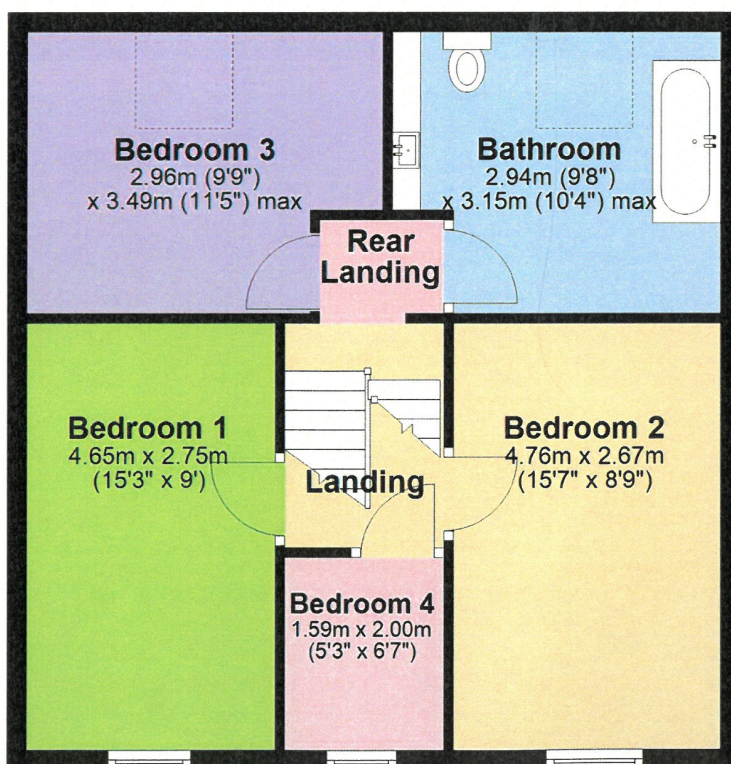
## Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 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.

**Bwthyn Y Saer, Llanybydder**



**Council Tax:** Band C

N/A

**Parking Types:** On Street.

**Heating Sources:** Air Source Heat Pump.

Double Glazing. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** A (92)

**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 A485 via Cwmann to Llanbydder. On the square in Llanbydder, opposite Nisa Convenience Store and by the Crosshands Public House, turn left onto the Llansawel road. Continue along this road for approximately 250 yards and the property will be found on the left hand side about 100 metres before the Doctors Medical Centre.

**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)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	92	94
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

**Lampeter Office**  
**12 Harford Square**  
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