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RICS



Since 1989

A fantastic Family home. A spacious well appointed 4 bedroomed, 2 bathroomed detached residence within the centre of Llanybydder, West Wales



Llysydderwen, Llanybydder, Carmarthenshire. SA40 9RN.

REF: R/3881/LD

£395,000

*** A truly outstanding and superior Family home *** Impressive and modern 4 bedroomed, 2 bathroomed accommodation *** Oil fired central heating, double glazing and good Broadband connectivity *** Recently completed Bathroom and upgraded Kitchen *** Convenient popular Village position

*** Prominent plot with extensive tarmacadamed driveway to the front and also additional rear parking
*** Low maintenance garden area laid to level lawn - Private and not overlooked *** Detached garage and workshop *** Outdoor entertainment suite - With a covered barbeque area

*** Prepare to be impressed - Exceptional inside and out *** Walking distance to all everyday amenities within the Market Town of Llanybydder *** Equidistant to the larger Towns of Lampeter, Carmarthen and the Cardigan Bay Coast *** A property deserving early inspection



LOCATION

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

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this superior Family residence enjoying a prominent plot within the popular Village of Llanbydder. The property has been modernised in recent times and now offers comfortable 4 bedrooomed, 2 bathroomed accommodation along with a newly completed bathroom and upgraded kitchen.

To the rear lies a private garden area with additional parking and motorhome storage along with a level lawned garden and an outdoor entertaining suite.

As a whole the property would suit a range of Buyers and is easily accessible being within walking distance to Village amenities.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

SPACIOUS RECEPTION HALL

With feature staircase, laminate timber effect flooring.



SITTING ROOM/POSSIBLE 5TH BEDROOM

15' 7" x 11' 7" (4.75m x 3.53m). With electric flame effect fire, radiator.



LIVING ROOM

18' 8" x 14' 2" (5.69m x 4.32m). A spacious and welcoming Family living space, inset with electric fire and tiled hearth, feature Oak beam, radiator, double doors to Open Plan Kitchen/Diner.



OPEN PLAN KITCHEN/DINER

25' 6" x 14' 1" (7.77m x 4.29m). A stylish and fully fitted contemporary Kitchen/Diner with a range of wall and floor units, 1 1/2 bowl sink, aesthetic central island, integral double oven, fitted fridge/freezer, dishwasher and electric hob.



OPEN PLAN KITCHEN/DINER (SECOND IMAGE)



DINING AREA



UTILITY ROOM

11' 7" x 8' 8" (3.53m x 2.64m). With Grey bases storage units, single drainer sink, plumbing for automatic washing machine and tumble dryer, storage cupboard, Boulter oil fired boiler, door to W.C.



DOWNSTAIRS W.C.

With w.c., wash hand basin and rear reception door to

FIRST FLOOR

LANDING

Unusually spacious landing area/office space with access to partly boarded and insulated loft space, radiator and airing cupboard.

REAR PRINCIPAL BEDROOM 1

14' 1" x 12' 7" (4.29m x 3.84m). With radiator, louvre door to walk-in wardrobe providing hanging and shelving space, door to En-Suite.



EN-SUITE TO BEDROOM 1

10' 7" x 3' 8" (3.23m x 1.12m). A fully tiled suite with shower, pedestal wash hand basin and vanity unit, w.c., heated towel rail, spotlights.



FRONT BEDROOM 2

14' 2" x 12' 8" (4.32m x 3.86m). With fitted wardrobes and spotlights.



FRONT BEDROOM 3

15' 7" x 11' 7" (4.75m x 3.53m). With radiator.



REAR BEDROOM 4

11' 7" x 10' 7" (3.53m x 3.23m). With radiator. Equally suitable as a Bedroom or an Office/Study.



FAMILY BATHROOM

10' 8" x 8' 2" (3.25m x 2.49m). The WOW factor! A newly completed fully tiled and impressive suite with a free standing bath, spacious shower cubicle, w.c., heated towel rail, wash hand basin, extractor fan, parquet effect lino flooring.



EXTERNALLY

PARKING AND DRIVEWAY

An extensive tarmacadamed driveway to the front and also additional rear parking providing ample parking space.



DETACHED GARAGE

With up and over door and rear double doors. To the rear of the garage lies further parking and car washing area.



ADJOINING WORKSHOP

Split into two compartments offering outside office or storage space.



GARDEN

Enjoying a generous plot with a private enclosed rear garden. The garden is level, not overlooked, having a level lawned area with a fantastic outdoor entertainment area, being sheltered, and perfect for BBQ's.



REAR OF PROPERTY



AGENTS COMMENTS

A stunning Family home with exceptional fixtures and fittings.

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 - 'F'.

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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

From Lampeter take the A485 to Llanybydder. Opposite NISA Stores turn left onto the B4337 Llansawel road. Continue on this road and the property will be positioned next to the Doctors Surgery on your left hand side, as identified by the Agents for sale board.

What3Words: harp.apart.agents

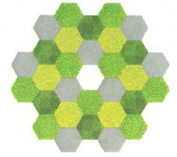
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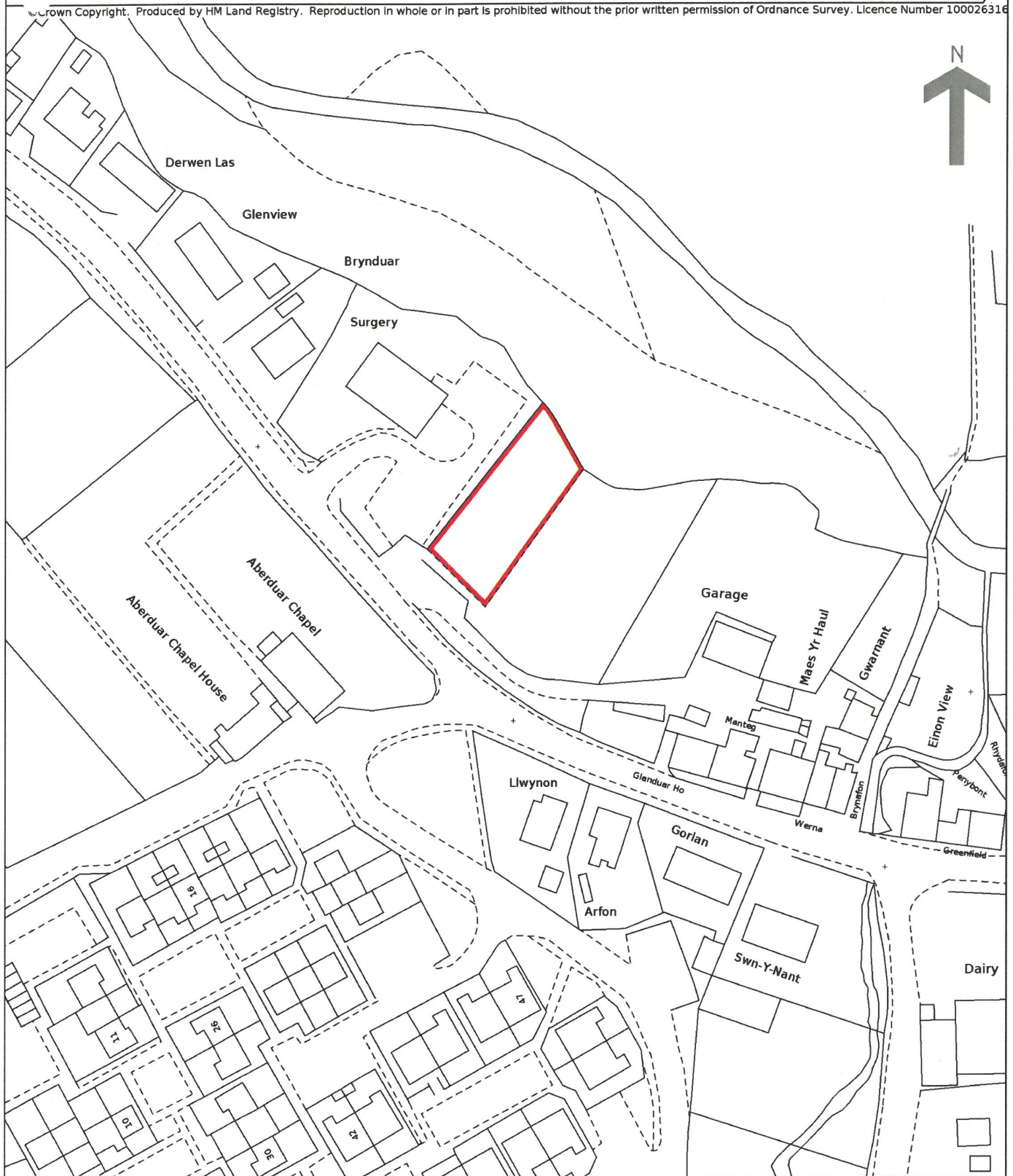
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HM Land Registry
Official copy of
title plan

Title number **CYM19691**
Ordnance Survey map reference **SN5243NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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