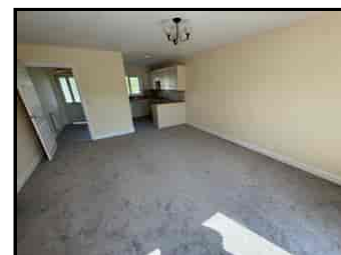


*Nicely positioned and convenient 2 bedroomed mid terraced house with front and rear garden and parking. Llangybi, near Lampeter, West Wales*



**Ty Canol, 2 Nant Fach, Llangybi, Lampeter, Ceredigion. SA48 8NR.**

**£149,950**

**REF: R/4678/LD**

\*\*\* No onward chain \*\*\* Well positioned and convenient 2 bedroomed mid terraced house \*\*\* Recently re-decorated and re-carpeted throughout \*\*\* Low maintenance living \*\*\* Electric heating, UPVC double glazing and good Broadband connectivity \*\*\* Privately owned solar panels

\*\*\* Pleasant front and rear garden \*\*\* Front garden laid to level lawn \*\*\* Rear garden recently upgraded and laid to gravel with gated entrance \*\*\* Off street parking accessed via a private lane

\*\*\* Perfectly suiting 1st Time Buyers or retirement purposes \*\*\* Convenient location - Just 4 miles from the University Town of Lampeter and 7 miles from the historic Market Town of Tregaron \*\*\* Within close proximity to the renowned and popular Primary School and a short walk to Longwood Forest and Visitor Centre \*\*\* A property worthy of early viewing - Contact us today to view



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## LOCATION

Llangybi is located 4 miles North from the University Town of Lampeter in the heart of the Teifi Valley. Lampeter lies 12 miles inland from the Cardigan Bay Coast and within easy reach of the historic Market Town of Tregaron, being approximately 6 miles. Llangybi offers a good range of local amenities including the popular and sought after Primary School, Golf Club, Places of Worship and a short walk up to Longwood Forest and Visitor Centre.

## GENERAL DESCRIPTION



An ideal residence for 1st Time Buyers, Investment Purchasers or for retirement living. The property has recently been refurbished, being newly re-carpeted and re-decorated throughout. It benefits from electric heating, double glazing and good Broadband connectivity.

The property offers low maintenance living with a recently upgraded enclosed rear garden area with off street parking and the front a lawned area.

it enjoys a convenient location, being just 4 miles from the University Town of Lampeter and having good facilities within the Village.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a UPVC front entrance door, boiler room housing the Aztec electric slimline boiler, electric fuse box and solar panel inverter.

## W.C.

With low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## OPEN PLAN KITCHEN/DINER/LIVING AREA



## KITCHEN

10' 2" x 6' 6" (3.10m x 1.98m). A cottage style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, brand new electric oven, 4 ring hob with extractor hood over, integrated washing machine.



## LIVING AREA

17' 5" x 14' 1" (5.31m x 4.29m). With radiator, double patio doors to the garden area, staircase to the first floor accommodation.



## FIRST FLOOR

### LANDING

With airing cupboard housing the hot water cylinder and immersion, access to the loft space.



### BEDROOM 1

14' 0" x 10' 0" (4.27m x 3.05m). With radiator, two windows to the front.





## BATHROOM

7' 2" x 5' 8" (2.18m x 1.73m). Having a 3 piece suite comprising of a panelled bath with shower attachment over, low level flush w.c., pedestal wash hand basin, extractor fan.



## BEDROOM 2

10' 6" x 10' 0" (3.20m x 3.05m). With radiator, two windows to the rear overlooking the rear garden and open farmland.



## PLEASE NOTE

The loft space is fully boarded and offers a conversion opportunity for a third bedroom with space for a staircase in the second bedroom. Subject to the necessary consent being granted by the Local Planning Department of Ceredigion County Council.

## EXTERNALLY

### GARDEN

The property offers low maintenance outside space. To the front lies a level lawned areas with a central pathway leading to the front entrance door. The rear garden has recently been upgraded with newly fenced and gravelled areas with gated access offering off street parking.



### PARKING AND DRIVEWAY

The property enjoys off street parking area to the rear accessed via a private lane.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS

Fine views to the rear over open farmland and the West Wales countryside.

## TENURE AND POSSESSION

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

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion 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 heating, double glazing, privately owned solar panels, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

**Council Tax:** Band C

N/A

**Parking Types:** Off Street. Rear.

**Heating Sources:** Double Glazing.  
Electric. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

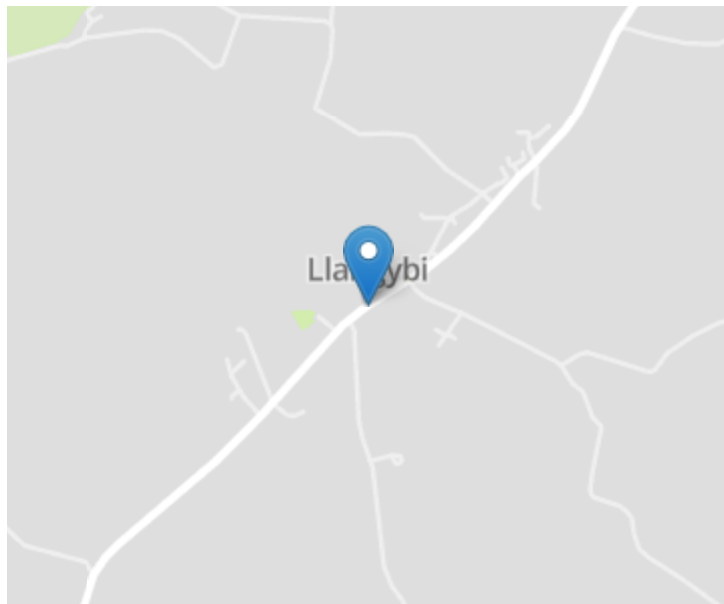
**Any risk of coastal erosion?** No

**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 our Lampeter Office proceed up North Road on the A482 road. After passing Lampeter Rugby Club on the right hand side take the right hand turning on the wide junction onto the A485 road. Follow this road for 4 miles towards Tregaron. On entering the Village of Llangybi continue past the Primary School on your left hand side. The property will be located thereafter on your right hand side after the Chapel, 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)

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

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

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