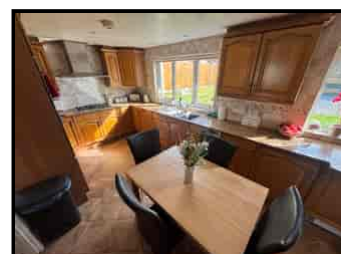


*A detached 3 bedroomed Village residence with garage, private garden and off street parking.  
Llanybydder, West Wales*



**Tower Cottage, Llanybydder, Llanybydder, Carmarthenshire. SA40 9RL.**

**£205,000**

**REF: R/4586/LD**

- \*\*\* Period yet spacious \*\*\* An attractive and well positioned detached period cottage \*\*\* 3 bedroomed accommodation
- \*\*\* Well appointed kitchen and modern bathroom \*\*\* Oil fired central heating, UPVC double glazing and wood burning stove \*\*\* Fibre Broadband
- \*\*\* Detached garage - 14' x 11' \*\*\* Tarmacadamed gated driveway with ample parking and turning space \*\*\* Private lawned garden with patio area and mature hedge
- \*\*\* Ideally suiting Family residence or 1st Time Buyers \*\*\* Situated on a local bus route to the larger Towns of Lampeter, Carmarthen and Llandysul \*\*\* Village centre location - Close to a range of local amenities \*\*\* Viewing highly recommended - Contact us today to view



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



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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

Conveniently situated within walking distance of a good range of facilities within the Village of Llanybydder, including Doctors Surgery, Primary School and Shops, 5 miles from the University Town of Lampeter and 17 miles from the County Town and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

An imposing detached Village residence being traditional and built of stone under a slate roof. The property offers 3 bedroomed accommodation with a well appointed kitchen and a modern bathroom suite. It benefits from oil fired central heating, UPVC double glazing and Fibre Broadband.

The property ideally suits a Family home with its spacious and private rear garden, detached garage and gated tarmacadamed driveway.

The property is well presented and viewings are highly recommended.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC front entrance door, oak floor, radiator, fully tiled walls.

## LIVING ROOM

16' 0" x 14' 3" (4.88m x 4.34m). Having an open fireplace housing a cast iron wood burning stove, corner shelving, wall lighting, understairs cupboard, oak flooring, two radiators, staircase to the first floor accommodation.

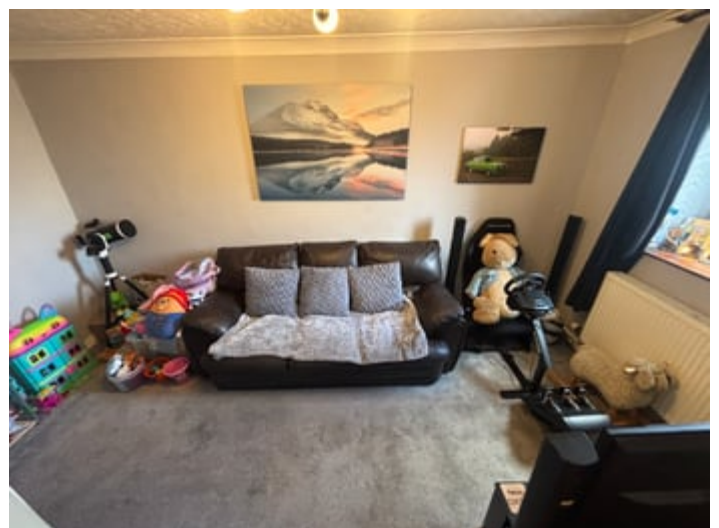


### LIVING ROOM (SECOND IMAGE)



## SITTING ROOM

14' 0" x 7' 4" (4.27m x 2.24m). With radiator.





## KITCHEN/DINER

16' 4" x 9' 0" (4.98m x 2.74m). An oak fitted kitchen with a range of wall and floor units with marble work surfaces over, Neff 5 ring hob, Neff double eye level oven, Neff integrated washing machine, dishwasher and fridge, 1 1/2 sink and drainer unit with mixer tap, tiled walls and flooring, spot lighting, picture window overlooking the rear garden, space for kitchen table.



## KITCHEN/DINER (SECOND IMAGE)



## REAR HALLWAY

With rear UPVC stable door, tiled flooring, cloak cupboard off with shelving and radiator.

## FAMILY BATHROOM

9' 2" x 6' 4" (2.79m x 1.93m). A beautiful modern bathroom suite comprising of a pea shaped panelled bath with shower attachment over, fully tiled walls, low level flush w.c., wash hand basin, chrome heated towel rail, tiled flooring, spot lighting with extractor fan inset.



## FIRST FLOOR

## LANDING

Approached via a beautiful custom made mahogany staircase, access to the insulated lot space with aluminium sliding ladder.

## BEDROOM 1

14' 1" x 12' 0" (4.29m x 3.66m). With built-in airing cupboard with shelving and radiator.



## BEDROOM 2

14' 10" x 7' 5" (4.52m x 2.26m). With radiator.



## BEDROOM 3

8' 0" x 6' 2" (2.44m x 1.88m). With radiator.



## EXTERNALLY

### GARDEN

A private enclosed garden offering fantastic outdoor space with mature hedge and easily visible from the property. Therefore providing a great Family garden and outdoor space.



### GARDEN (SECOND IMAGE)





## PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space to the side and rear of the property.



## DETACHED GARAGE

14' 0" x 11' 0" (4.27m x 3.35m). With electric up and over door.



## DETACHED OUTHOUSE

Housing the external Worcester oil fired combi boiler running the domestic and hot water system.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## 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 - 'D'.

## 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.

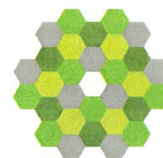
## **Services**

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, Fibre Broadband subject to confirmation by your Provider.

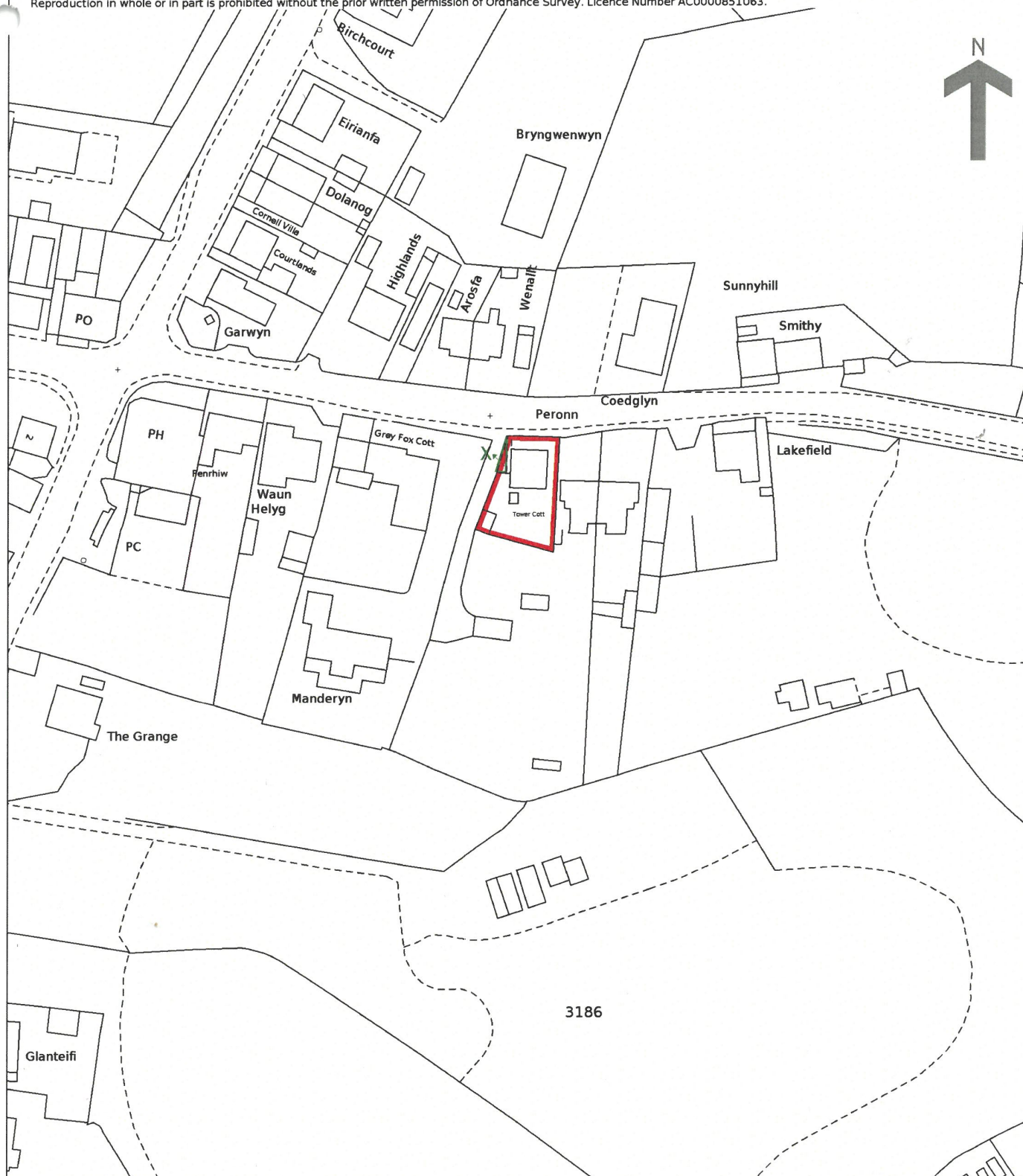
# HM Land Registry

## Official copy of title plan

Title number **CYM83675**  
Ordnance Survey map reference **SN5244SW**  
Scale **1:1250**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



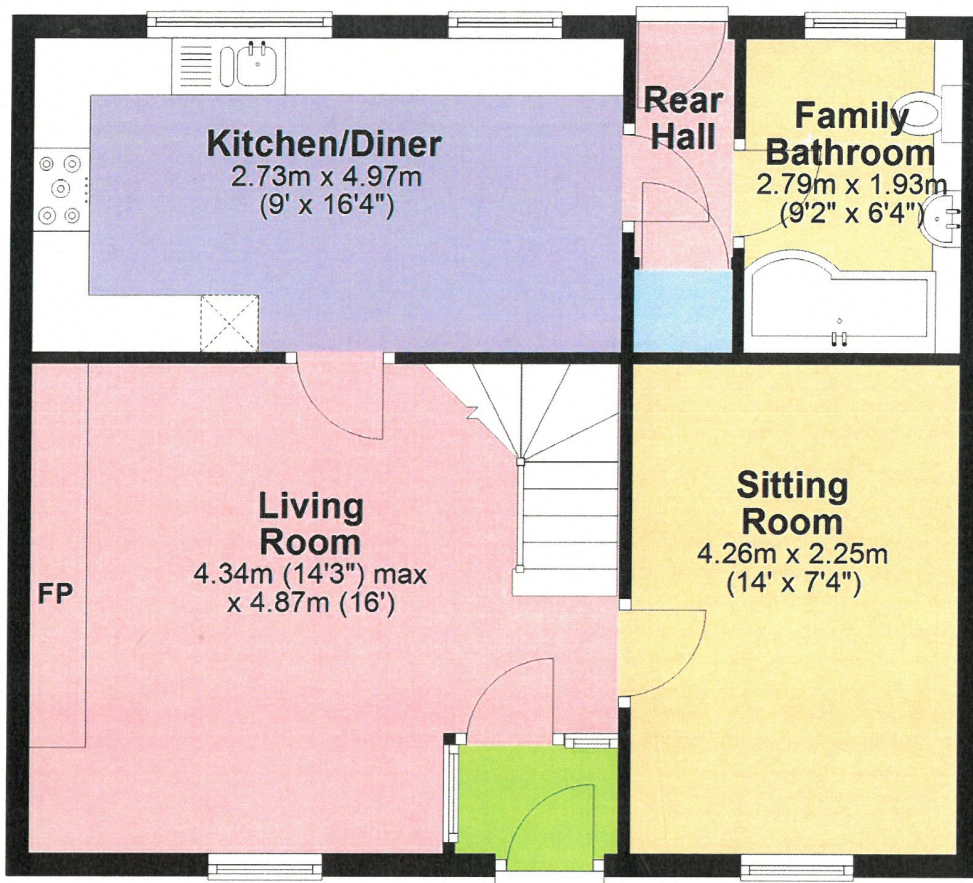
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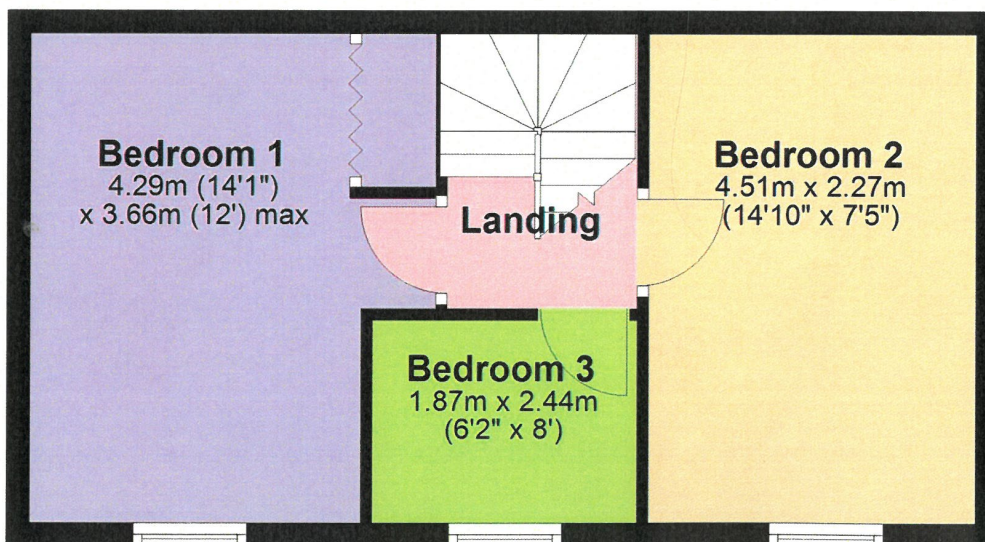
## Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



**Total area: approx. 94.6 sq. metres (1018.3 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.

**Tower Cottage, Llanybydder**



**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Gated.  
Off Street.

**Heating Sources:** Double Glazing. Oil.  
Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (52)

**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 road from Cwmann to Llanbydder square. Opposite the Supermarket and Post Office (by Cross Hands Public House) turn left onto the B4337 signposted Rhydcymerau. Tower Cottage will be seen within 100 metres from the junction on your right 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)

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](https://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>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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**

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



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