

*A charming refurbished period detached 3/4 bedroomed Family home set in good sized grounds with a building plot. Llanybydder, West Wales*



**Ty Troedybryn, Llanybydder, ., Carmarthenshire. SA40 9RP.**

**£389,000**

**REF: R/4387/LD**

\*\*\* The perfect Family home \*\*\* Traditional with a modern twist \*\*\* Refurbished in recent times \*\*\* A charming period home offering 3/4 bedroomed accommodation \*\*\* Original character features such as quarry tiled flooring and original timber doors \*\*\* Oil fired central heating, UPVC double glazing and Fibre Broadband connection

\*\*\* Positioned in good sized grounds with a large patio and delightful walled gardens \*\*\* Building Plot with full planning permission granted for a 3 bedroomed dwelling (planning in place until March 2025) \*\*\* Useful detached garage with rear smithy \*\*\* Ample off road parking \*\*\* Stunning backdrop with fantastic views over open country fields to the rear

\*\*\* Located within the Teifi Valley Market Town of Llanybydder, Carmarthenshire \*\*\* 6 miles from the University Town of Lampeter and 17 miles to the County Town of Carmarthen \*\*\* A must view property - An imposing detached residence in a prominent Village location



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## 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



A substantial period Village residence currently offering 3/4 bedrooomed accommodation. The property has undergone refurbishment in recent years and now offers a traditional home with all modern everyday conveniences. It benefits from oil fired central heating, UPVC double glazing and Fibre Broadband connection.

The property enjoys an imposing plot with far reaching views to the rear over open countryside. The extensive plot offers a large patio and a walled garden area along with a building plot with separate access and with full planning permission for a 3 bedrooomed dwelling. We are informed the planning permission is in place until March 2025.

The property deserves early viewing. It offers a substantial Family home in a prominent location within the Market Town of Llanybydder and within good commuting distance to Lampeter and Carmarthen.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## FRONT ENTRANCE PORCH

Accessed via a composite front entrance door, porcelain floor tiles, UPVC windows to either side.



## RECEPTION HALL

Of period charm with traditional Welsh quarry stone tiles, radiator, original timber staircase to the first floor accommodation.



## LIVING ROOM

21' 11" x 11' 3" (6.68m x 3.43m). With period fireplace housing a new Morso wood burner with attractive designed timber surround, traditional wooden floor, dual aspect UPVC windows to front and rear, two radiators, Bespoke Hillary's split window shutters



## LIVING ROOM (SECOND IMAGE)



## INNER HALL

With UPVC door to the rear, new porcelain floor tiles, radiator, access to understairs storage cupboard area.



## SITTING ROOM

22' 1" x 10' 0" (6.73m x 3.05m). With an open fireplace with decorative fire surround incorporating a newly fitted Morso Squirrel multi fuel stove and Welsh slate hearth, along with dual aspect windows, two radiators, newly carpeted throughout, Bespoke Hillary's split window shutters.



## KITCHEN/DINER

19' 1" x 9' 5" (5.82m x 2.87m). A Shaker style fitted kitchen with a range of base and floor cupboards with worktop surfaces over, stainless steel single drainer sink unit with swan neck mixer tap with in-built dishwasher and cooker extractor hood, allocated spaces and plumbing for washing machine, electric cooker and fridge/freezer, floor tiled with porcelain tiles throughout, windows to the side, front and rear, UPVC rear entrance door leading to the patio and garden area, radiator, Bespoke Hillary's split window shutters, fitted humidity fan. Dedicated area for Family dining. Access to newly insulated loft space.



## KITCHEN/DINER (SECOND IMAGE)



## KITCHEN/DINER (THIRD IMAGE)



## FIRST FLOOR

### GALLERIED LANDING

With staircase leading from the Reception Hall with traditional panelled window to rear enjoying views over the walled garden and open fields beyond



### GALLERIED LANDING (SECOND IMAGE)



**FRONT BEDROOM 1**

13' 0" x 11' 4" (3.96m x 3.45m). With UPVC window to the front, radiator, carpeted floors, Bespoke Hillary's window shutters.

**FRONT BEDROOM 2**

11' 11" x 10' 0" (3.63m x 3.05m). With UPVC window to the front, radiator, carpeted floors, loft access hatch with drop down foldable ladder, Bespoke Hillary's window shutters, access to newly insulated loft space.

**REAR BEDROOM 3**

11' 8" x 8' 6" (3.56m x 2.59m). With UPVC window to the rear, radiator, carpeted floors.

**BEDROOM 4/OFFICE**

6' 8" x 5' 7" (2.03m x 1.70m). With UPVC window to the front, radiator, carpeted floors, Bespoke Hillary's window shutters.



## FAMILY BATHROOM

10' 9" x 7' 0" (3.28m x 2.13m). With modern part tiled 4 piece bathroom suite comprising panelled bath, low level flush w.c., pedestal wash hand basin, corner shower cubicle with rain shower head and thermostatic valve shower off the mains hot water, UPVC window to the rear, humidity fan.



## EXTERNALLY

### GARDEN

Here lies the true beauty. A particular feature and essential to any Family home. The property boasts a large and attractive patio area to the immediate rear with steps leading down to a further private stone walled garden area being laid to lawn to either side of the pathway and commanding breath taking views over open farmland to the rear.



### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



### PATIO AREA



## DETACHED GARAGE

16' 0" x 12' 9" (4.88m x 3.89m). Of stone and slate construction with electricity and lighting connected.



## DETACHED GARAGE (SECOND IMAGE)



## SMITHY

13' 0" x 8' 0" (3.96m x 2.44m). With original period fireplace.



## PARKING AND DRIVEWAY

Parking is located to the front of the detached garage and further parking is available on the building plot.

## BUILDING PLOT

Adjoining the property is a building plot which is currently laid to lawn. Full planning permission has been granted for a 3 bedroom detached dwelling. Planning Application Number W/39780 registered on 12th November 2019. We are informed that planning is in place until March 2025. The plot offers a development opportunity for further Family accommodation or could be utilised to extend the garden and provide additional parking areas. All of which increases the appeal to this substantial Family home in a Village setting.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## REAR OF PROPERTY (SECOND IMAGE)



## VIEW TO REAR



## AGENT'S COMMENTS

A substantial Family home in a popular Village position with development opportunities.

## 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 - 'E'.

## 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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



## Directions

From Lampeter take the A485 Carmarthen road. At the square in Llanybydder turn left onto the B4337 Llansawel road. Continue for approximately half a mile, passing Highmead dairies on your right and the property can be found after 300 yards on the 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)

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'.

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

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