

An imposing Village residence set in generous grounds with rear outbuildings. Centre of Llanybydder, West Wales



Yr Hafod, Llanybydder, Carmarthenshire. SA40 9TY.

£299,950

R/3586/LD

*** An imposing Village residence *** Generous well presented 3 bedroomed accommodation *** Modern and stylish kitchen and bathroom *** Oil fired central heating, UPVC double glazing and good Broadband speeds available

*** Generous plot within the centre of the Village *** Double access tarmacadamed driveway with ample parking *** Extensive rear garden laid to lawn - Being private and not overlooked *** Gravelled yard area *** Range of timber built outbuildings/stables *** Useful attached garage

*** Centre of Village position *** On a regular Bus route *** Easy walking distance to a range of Village amenities *** Only 5 miles from the University Town of Lampeter and en-route to the County Town of Carmarthen and the M4 Motorway *** Perfect Family home - Viewing recommended



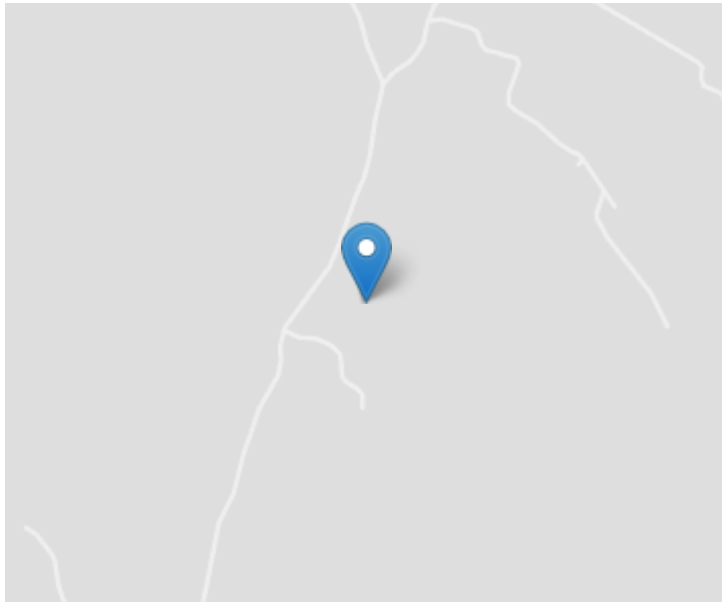
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LOCATION

Conveniently located within walking distance to a good range of local facilities within the Village of Llanybydder including Doctors Surgery, Primary School, Shops, Public Houses and Places of Worship, 5 miles from the popular and thriving University Town of Lampeter, 17 miles from the County and Administrative Centre of Carmarthen and on a regular Bus route connecting you to the neighbouring Towns and the Ceredigion Heritage Coastline.

GENERAL DESCRIPTION



Here we have on offer a highly appealing and imposing Village residence offering generous 3 bedroomed accommodation along with a modern kitchen and bathroom. The property has been refurbished in recent times and now offers the perfect Family home that benefits from oil fired central heating and double glazing.

The property is situated on a rare and generous plot situated within the centre of the Village. The garden is located to the rear and is enclosed, private, and laid mostly to lawn with a useful gravelled yard area.

To the rear of the garden lies an ever useful timber outbuilding/stables with good storage and workshop space.

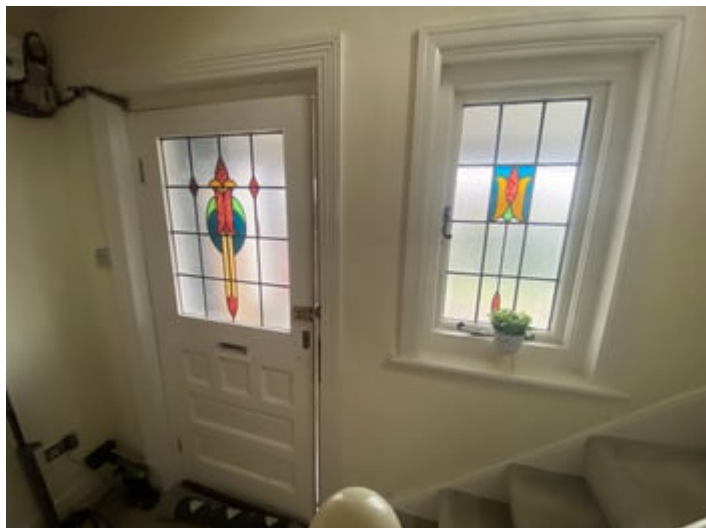
In all a highly appealing and sought after property in a pleasant location and within close proximity to all everyday amenities. The property is located on a regular Bus route and close to the University Town of Lampeter. The property in particular now offers the following.

THE ACCOMMODATION

FRONT PORCH

With UPVC front entrance door.

RECEPTION HALL



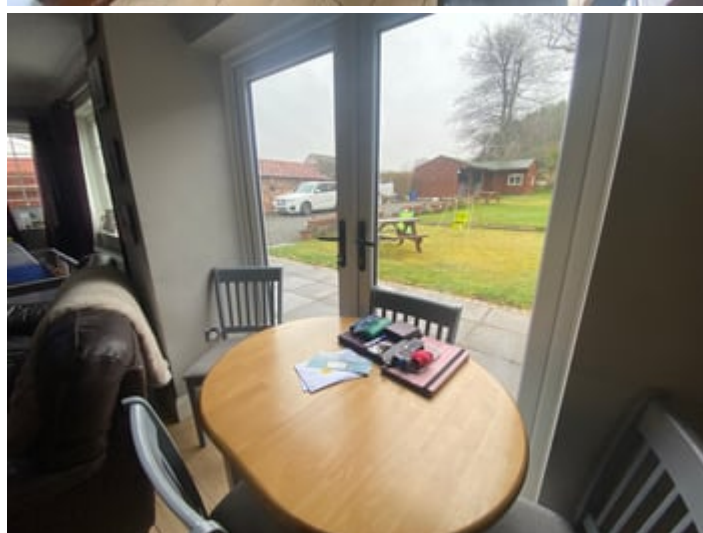
With a feature stained glass entrance doorway, staircase to the first floor accommodation, radiator.

LIVING ROOM



13' 8" x 10' 9" (4.17m x 3.28m). With radiator, picture window to the front, T.V. point.

SITTING ROOM



22' 6" x 14' 2" (6.86m x 4.32m). Formerly two separate Reception Rooms but now offering a generous Family sized area with tiled flooring, two radiators, patio doors opening onto the rear garden area, modern tiled fireplace with a cast iron multi fuel stove, two Oak cabinets to either side.

REAR HALLWAY

With UPVC fully glazed entrance door, radiator.

UTILITY ROOM

With plumbing and space for automatic washing and wash hand basin.

W.C.

With low level flush w.c., tiled flooring.

KITCHEN



10' 6" x 9' 9" (3.20m x 2.97m). A modern and stylish fitted Kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with flexi tap, Bosch eye level oven and grill Bosch 4 ring hob with extractor fan over, tiled flooring. upright chrome heated towel rail, picture window with views over the rear garden.

FIRST FLOOR

LANDING

With access to the loft space, airing cupboard with radiator.

FRONT BEDROOM 3



10' 8" x 6' 0" (3.25m x 1.83m). With radiator, fantastic views over the Teifi Valley.

MODERN BATHROOM



With a 4 piece suite comprising of a panelled bath with rainfall shower over, wash hand basin, 4ft shower cubicle, spot lighting, extractor fan, pillared upright heated towel rail.

REAR BEDROOM 1



11' 5" x 10' 9" (3.48m x 3.28m). With radiator, enjoying views over the rear garden and Llanybydder Playing Fields.

REAR BEDROOM 2



14' 2" x 10' 9" (4.32m x 3.28m). With radiator, fine views over the rear garden and Llanybydder Playing Fields.

EXTERNALLY

ATTACHED GARAGE



14' 0" x 10' 0" (4.27m x 3.05m). With up and over door, side service door, Worcester oil fired central heating boiler.

BRICK BUILT OUTHOUSE



10' 0" x 8' 0" (3.05m x 2.44m). With original fireplace and alcove side cupboards.

FUEL STORE

Housing the oil tank.

TIMBER BUILT OUTBUILDINGS



Comprising

OPEN FRONTED STABLE BLOCK



24' 0" x 12' 0" (7.32m x 3.66m) in total. With double gated entrance. Currently utilised as a log store/store shed.

ADJOINING SHELTERED AREA

STABLE BLOCK



With two stables. Currently utilised as workshop space.

STABLE 1/WORKSHOP

12' 0" x 12' 0" (3.66m x 3.66m). With fitted work benches and electricity connected.

STABLE 2/WORKSHOP

12' 0" x 12' 0" (3.66m x 3.66m). With electricity connected.

GARDEN AREA



A particular feature of this property is its extensive and enclosed garden area located to the rear of the property that backs onto the Village Playing Fields. The garden has been well kept by the current Vendors and is laid mostly to lawn with various patio and outdoor seating areas. The property would provide a fantastic Family home in a prominent Village position.

YARD AREA



There lies a further gravelled yard rea to the side of the property for additional parking.

PARKING AND DRIVEWAY



A double entry point tarmacadamed driveway with ample parking.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An impressive Village residence providing the perfect Family home.

TENURE AND POSSESSION

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

COUNCIL TAX

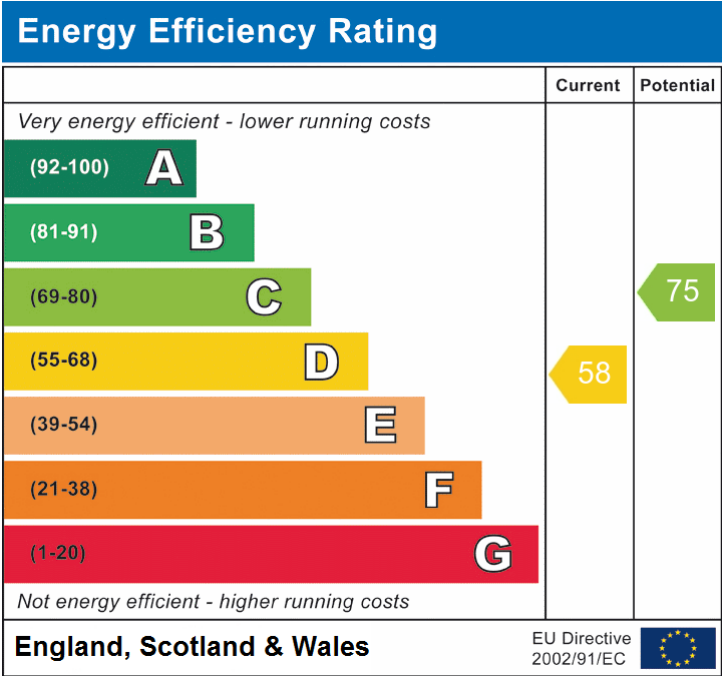
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

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.

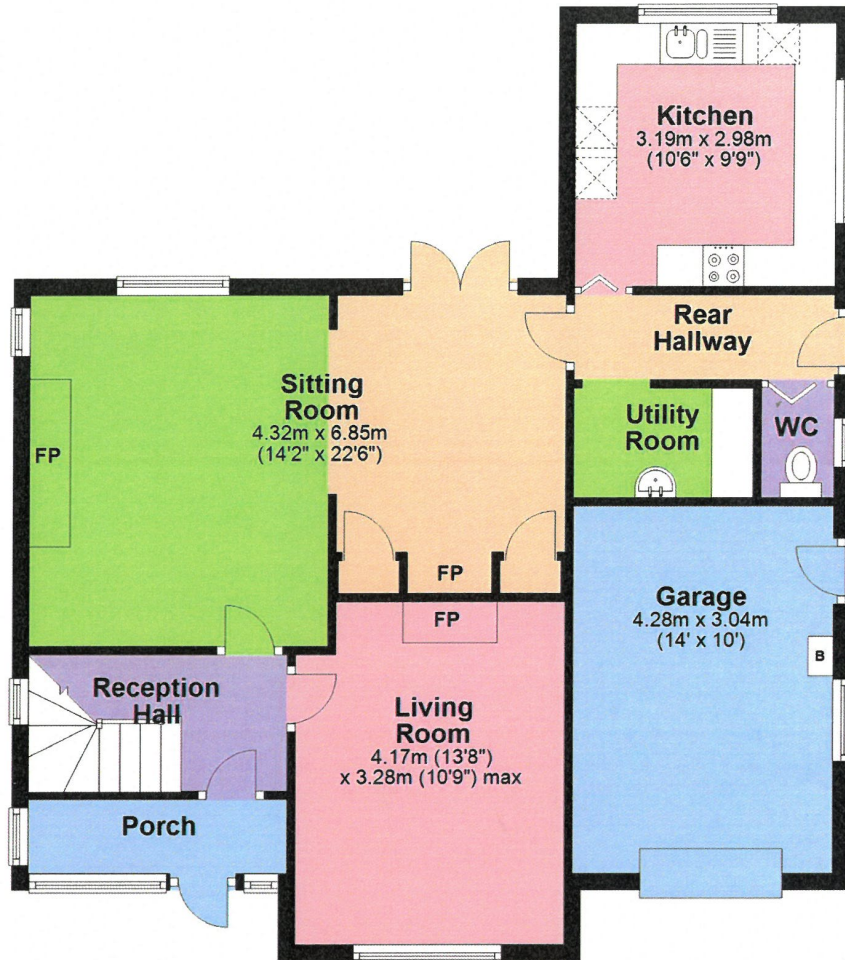
Services

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.



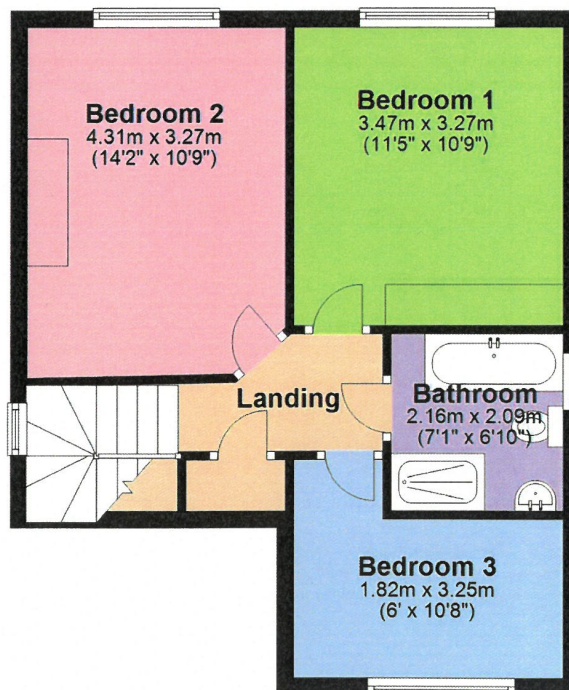
Ground Floor

Approx. 82.1 sq. metres (883.4 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 127.3 sq. metres (1370.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Y Hafod, LLANYBYDDER



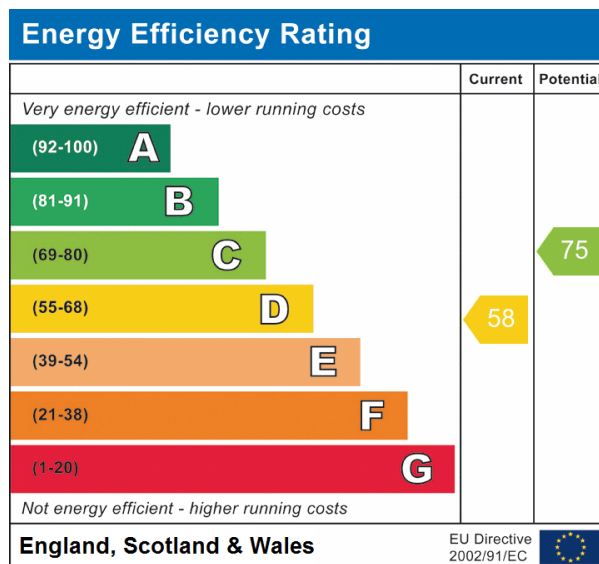
Directions

From Lampeter take the A485 road to Llanybydder. Proceed through the Village towards Carmarthen. Continue on the road passing Empire Garage on your right hand side and after another 200 yards the property will be located on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 beautiful property, contact us:

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