

A delightful sought after 3 bedroomed country bungalow with detached garage and raised decking enjoying superb breath taking views over the Teifi Valley. Llanybydder, West Wales



Llys Merlin, Glantren Lane, Llanybydder, Carmarthenshire. SA40 9SA.

£285,000

REF: R/4581/LD

- *** Enjoying superb views over the Teifi Valley *** Elevated position *** Modern 3 bedroomed detached bungalow *** Recently upgraded *** Privately owned solar panels, air source heating and internal wall insulation *** Lounge, separate dining room and kitchen
- *** Detached garage *** Tarmacadamed driveway with ample parking and turning space *** Enclosed patio garden to the rear being low maintenance *** Raised decking to the front enjoying breath taking view point *** Low maintenance garden with rockery and flower beds
- *** Picture perfect setting on the outskirts of the popular Market Town of Llanybydder *** A delightful sought after country bungalow *** Walking distance to a range of local amenities within the Town *** Deserving early viewing



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



ABERAERON
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



The property is well situated in a quiet country lane in an elevated position with far reaching views over the Teifi Valley and within walking distance to the centre of the popular Village of Llanybydder having a good range of local amenities including Doctors Surgery, Chemist, Shops, Primary School, etc., some 5 miles distant from the University Town of Lampeter and only 17 miles North from the County Town and Administrative Centre of Carmarthen with national M4 Motorway and Rail Network connections.

GENERAL DESCRIPTION



A nicely presented 3 bedroomed detached bungalow enjoying an elevated position with superb views over the Teifi Valley. The property has recently undergone upgrading with privately owned solar panels, air source heating and internal wall insulation.

It enjoys a tarmacadamed driveway with ample parking and turning space, detached garage and low maintenance grounds.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With UPVC front entrance door, radiator, laminate flooring.



LIVING ROOM

17' 4" x 14' 4" (5.28m x 4.37m). With large picture window enjoying attractive views over the Teifi Valley, feature open fireplace with an LPG stove effect fireplace, laminate flooring, radiator.



LIVING ROOM (SECOND IMAGE)



DINING ROOM

11' 10" x 9' 7" (3.61m x 2.92m). With radiator, picture window enjoying superb views over the Teifi Valley.



VIEW FROM DINING ROOM



KITCHEN

15' 4" x 9' 7" (4.67m x 2.92m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over stainless steel sink and drainer unit, LPG/electric cooker stove, plumbing and space for dishwasher, laminate flooring.



KITCHEN (SECOND IMAGE)



REAR UTILITY

11' 4" x 6' 0" (3.45m x 1.83m). With UPVC fully glazed rear entrance door, plumbing and space for automatic washing machine and tumble dryer.

REAR BEDROOM 1

11' 5" x 8' 7" (3.48m x 2.62m). With radiator, picture window enjoying superb views over the Teifi Valley.



REAR BEDROOM 2

11' 2" x 9' 9" (3.40m x 2.97m). With radiator.



BATHROOM

A modern suite comprising of a walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



FRONT BEDROOM 3

11' 5" x 9' 7" (3.48m x 2.92m). With radiator.



EXTERNALLY

DETACHED SINGLE GARAGE

GARDEN

The whole property has been designed for ease of maintenance enjoying an elevated position with attractive far reaching views. To the rear lies a courtyard style garden laid to patio being enclosed and private. To the front it enjoys a raised decking area/veranda with rockery style flower beds providing fantastic colour all year round but also easy maintenance.



RAISED DECKING AREA (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway with ample parking and turning space.

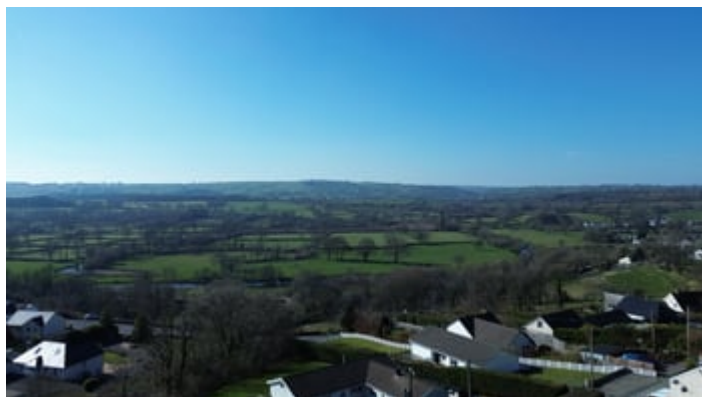


PARKING AND DRIVEWAY (SECOND IMAGE)



VIEWS

Superb views over the Teifi Valley.



VIEWS FROM PROPERTY



FRONT OF PROPERTY



FRONT OF PROPERTY (SECOND IMAGE)



VIEWS OF TEIFI VALLEY



AERIAL VIEW OF PROPERTY



AGENT'S COMMENTS

A superbly positioned detached bungalow with fantastic views.

TENURE AND POSSESSION

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

COUNCIL TAX

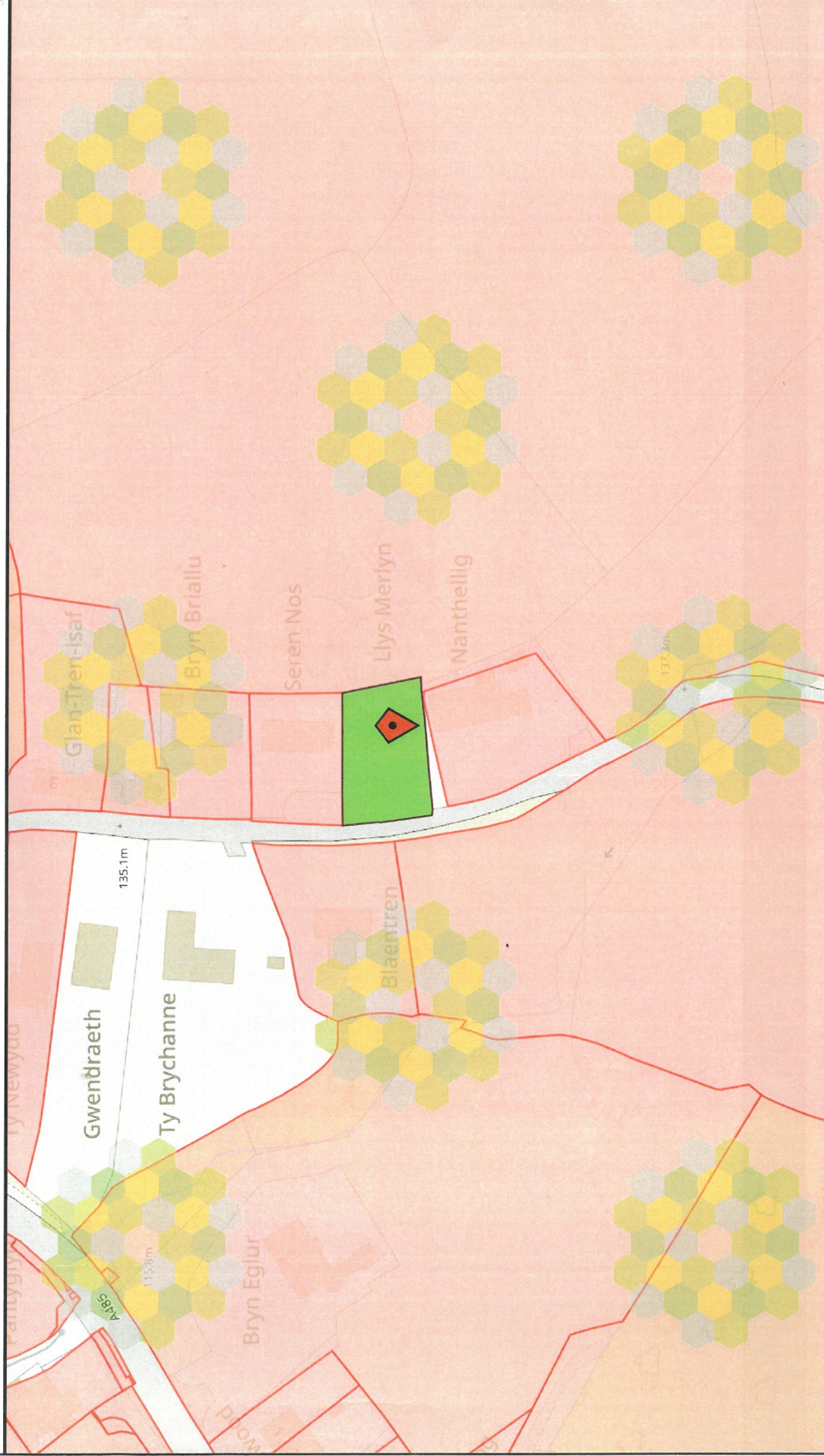
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

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, air source heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



0 5 10 15 20 25 30 35 40 50m

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Map scale 1:1250

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Air Source Heat Pump.

Double Glazing. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: G (1)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

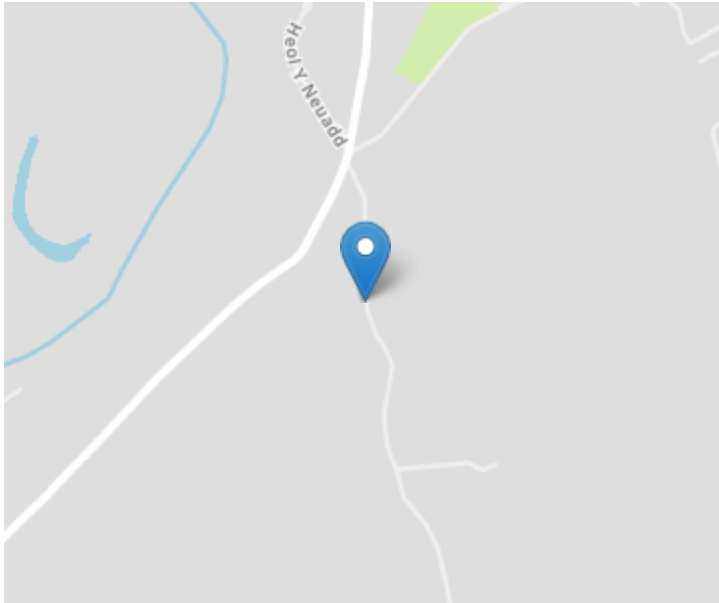
Any risk of coastal erosion? No

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 to Llanybydder. Proceed through Llanybydder. Just before leaving the Village turn left onto Glantren Lane. The property will be the third bungalow 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

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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	1	53
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

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



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