

A convenient 2 bedroomed semi detached bungalow with front and rear garden, parking and fine views. Near Llanybydder, West Wales



8 Bro Teify, Alltyblacca, Llanybydder, Ceredigion. SA40 9SR.

£130,000

REF: R/4129/LD

*** A convenient and well positioned 2 bedroomed semi detached bungalow *** Modern kitchen and bathroom *** Oil fired central heating, UPVC double glazing and good Broadband speeds available *** Suiting 1st Time Buyers or for retirement living
*** A low maintenance property

*** Low maintenance lawned garden to the front and rear *** Small vegetable growing plot *** Garden shed/workshop
*** Off street parking to the front of the property *** Fine views to the front over Pencarreg Mountains and the Teifi Valley
*** Backing onto open country fields to the rear

*** Sought after and popular position within the Village of Alltyblacca *** 1 mile from Llanybydder and 4 miles from the University Town of Lampeter *** On a regular Bus route *** Contact us today - A must view



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

Well situated in the popular rural Community of Alltyblacca in the Teifi Valley, being approximately 1 mile distant from the Village of Llanybydder and some 4 miles from the University Town of Lampeter. The property is also convenient to the larger County Town of Carmarthen, to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North. The property is also a short walk from a regular Bus route.

GENERAL DESCRIPTION

A convenient and well presented 2 bedroomed semi detached bungalow offering comfortable living and suiting 1st Time Buyers or for retirement living. The property benefits from oil fired central heating and double glazing.

To the front and rear lies low maintenance lawned garden with a small vegetable garden and a variety of ornamental shrubbery.

THE ACCOMMODATION

The property deserves early viewing and the accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, laminate flooring, radiator, access to the loft space via a drop down ladder, utility cupboard with plumbing and space for automatic washing machine.



LIVING ROOM

14' 8" x 11' 9" (4.47m x 3.58m). With radiator, large picture window enjoying views Pencarreg Mountains and the Teifi Valley.



KITCHEN

9' 3" x 10' 7" (2.82m x 3.23m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, integrated electric oven, 4 ring electric hob with extractor hood over, UPVC rear entrance door to the garden.



BATHROOM

A fully tiled and modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator.



BEDROOM 1

12' 3" x 11' 10" (3.73m x 3.61m). With radiator, enjoying views over the rear garden.



BEDROOM 2

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



EXTERNALLY

BOILER ROOM

With Worcester oil fired central heating boiler running all domestic systems within the property.

GARDEN SHED/WORKSHOP

GARDEN

A particular feature of the property is its low maintenance front and rear gardens, being enclosed and both laid to lawn, with a small vegetable garden and paths leading to the side for ease of access.

FRONT GARDEN



VEGETABLE GARDEN



REAR GARDEN



BACKING ONTO OPEN FIELDS



REAR GARDEN (SECOND IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A convenient semi detached bungalow in a sought after locality close to Llanybydder and the Market Town of Lampeter.

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 Ceredigion County Council. Council Tax Band for the property - 'B'.

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, Broadband subject to confirmation by your Provider.

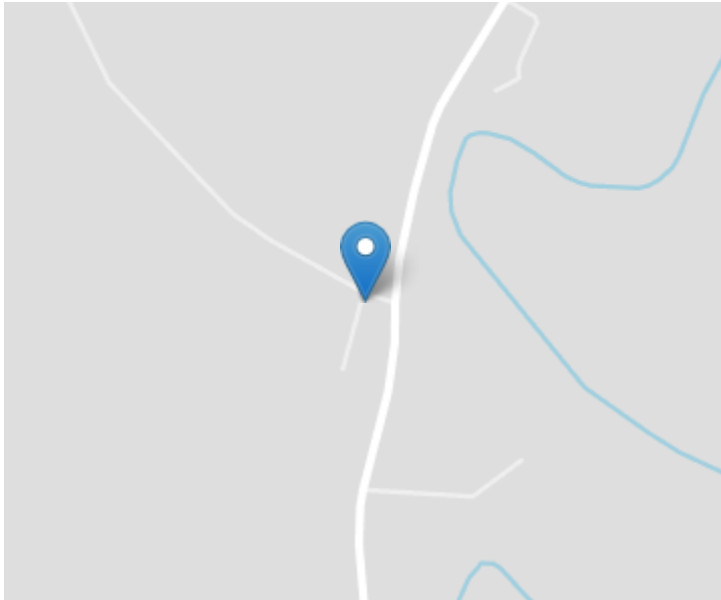
Directions

From Lampeter take the A485 roadway. Continue to the Village of Llanwnnen and turn left onto the B4337 road. Continue to the Village of Altyblacca. On leaving the Village take a right hand turning and then left into Bro Teifi. Number 8 can be found being the second 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 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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