

*An imposing and substantial 6 bedroomed Village residence offering generous accommodation (former Manse) with lawned garden, off street parking and detached garage. Llanybydder, West*



**Madryn, Llanybydder, Carmarthenshire. SA40 9TY.**

**£227,500**

**REF: R/4141/LD**

\*\*\* An imposing and substantial Village residence \*\*\* Generous accommodation - Formerly a Manse \*\*\* 6 bedroomed accommodation split over three floors \*\*\* Centre of Village position \*\*\* Improvable - In need of general modernisation \*\*\* Oil fired central heating, double glazing and good Broadband connectivity \*\*\* Potential to provide the perfect Family home

\*\*\* Front courtyard and lawned rear garden \*\*\* Off street parking for two vehicles \*\*\* Detached garage \*\*\* Fine views to the rear over the Teifi Valley

\*\*\* Attention 1st Time Buyers or Family Occupiers \*\*\* Substantial impressive home for the whole Family \*\*\* On a regular Bus route and within walking distance to Village amenities \*\*\* En-route to Carmarthen, Lampeter and the Cardigan Bay Coast \*\*\* Contact us today to view



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## LOCATION

Llanybydder is located in the Teifi Valley, 4 miles South from the popular University and Market Town of Lampeter, 18 miles North from the County and Administrative Centre of Carmarthen, within easy reach of the Ceredigion Coastline and Cardigan Bay of Aberaeron and New Quay, both approximately 12 miles. The property is within waling distance to all Village amenities, including Junior School, Public Houses, Post Office, Chemist, Garage, Convenience Store and Places of Worship.

## GENERAL DESCRIPTION

An imposing and substantial Village residence offering 6 bedroomed accommodation split over three floors. The property is in need of general modernisation and updating but offers comfortable living accommodation for the whole Family.

It sits within a centre of Village plot with a courtyard to the front, lawned garden to the rear, off street parking and garage.

The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### INNER LOBBY

Leading to

## RECEPTION HALL

With staircase to the first floor accommodation, stairs leading to the Cellar.



## DINING ROOM

16' 3" x 10' 9" (4.95m x 3.28m). With radiator.



## LIVING ROOM

18' 2" x 2' 6" (5.54m x 0.76m). With two radiators.



### KITCHEN/DINER

16'2" x 11'5" (4.93m x 3.48m). A fitted Kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker stove with extractor hood over, radiator.



### SHOWER ROOM

Having a 3 piece suite with a shower cubicle, low level flush w.c., pedestal wash hand basin, aqua boarded walls.



### REAR PORCH

8' 7" x 13' 0" (2.62m x 3.96m). Part brick/part timber construction with direct access onto the garden.

### UTILITY AREA

9' 8" x 6' 3" (2.95m x 1.91m). With plumbing and space for automatic washing machine, low level flush w.c., Grant oil fired central heating boiler.



### FIRST FLOOR

#### LANDING

With radiator.

#### BEDROOM 1

13' 8" x 10' 9" (4.17m x 3.28m). With radiator, large picture window to the front enjoying views over the Village.





**BEDROOM 2**

18' 9" x 12' 6" (5.71m x 3.81m) into bay. With picture window enjoying views over the Village, radiator .

**BEDROOM 4**

10' 6" x 9' 4" (3.20m x 2.84m). With views over Teifi Valley.

**SHOWER ROOM (FIRST FLOOR)**

With a shower cubicle, low level flush w.c., pedestal wash hand basin, radiator.

**SECOND FLOOR****BEDROOM 5**

9' 0" x 9' 2" (2.74m x 2.79m). With radiator.

**BEDROOM 3**

12' 1" x 11' 9" (3.68m x 3.58m). With radiator, view over Teifi Valley.

**BEDROOM 6**

17' 2" x 14' 8" (5.23m x 4.47m). With radiator.



## LARGE HALLWAY

A irregular shaped area providing access to the two second floor Bedrooms which could be re-utilised for further accommodation or living area.



## EXTERNALLY

### GARAGE

15' 0" x 10' 0" (4.57m x 3.05m).



## GARDEN

To the front of the property lies a walled courtyard area that leads onto the rear lawned garden, again being enclosed and enjoying fine views over the Teifi Valley. The garden is laid to lawn and currently offers a blank canvas.



### GARDEN (SECOND IMAGE)



### PARKING AND DRIVEWAY

Parking and driveway for two vehicles.



## VIEWS

Fine views to the rear.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

An imposing Village residence offering great possibilities and could provide a fantastic Family home.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

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

## 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**

Proceeding from Lampeter once reaching Llanybydder square by the Crosshands Hotel, proceed past the Bus Stop for Carmarthen and the property will be located opposite the entrance to Heol Y Gaer Estate 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

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>39</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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

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