

*A nicely positioned and deceptive 3 bedrooomed detached bungalow with front and rear gardens.  
Llanybydder, West Wales*



**The Knoll, Rhydybont, Llanybydder, Carmarthenshire. SA40 9RR.**

**£220,000**

**REF: R/5054/LD**

\*\*\* No onward chain - Priced to sell \*\*\* A nicely positioned detached country bungalow \*\*\* Deceptively spacious 3 double bedrooomed accommodation \*\*\* In need of general modernisation and updating \*\*\* Perfectly suiting Family Occupiers or for retirement living \*\*\* LPG fired central heating and double glazing

\*\*\* Front and rear gardens \*\*\* Gated tarmacadamed driveway with ample parking and turning space \*\*\* Attached garage and useful utility space \*\*\* Fine views over the North Carmarthenshire hillside

\*\*\* Walking distance to Llanybydder Village Centre with a good range of local amenities \*\*\* En-route to Brechfa Forest - Perfect for outdoor pursuits \*\*\* 5 miles from Lampeter and 17 miles from Carmarthen \*\*\* A sought after property on a desirable edge of Village location \*\*\* Contact us today to 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, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION



The property is within walking distance to a good range of facilities within the Village of Llanybydder including Doctors Surgery, Primary School, Shops, Bakery and Public Houses, 5 miles from the University Town of Lampeter and 17 miles from the County Town and Administrative Centre of Carmarthen giving access to the M4 Motorway.

## GENERAL DESCRIPTION

A deceptively spacious and nicely positioned detached country bungalow offering 3 double bedoomed accommodation with LPG fired central heating and double glazing. The property is in need of general modernisation and updating but offers a comfortable Family home.

Externally it enjoys a low maintenance front and rear garden area with a tarmacadamed driveway and an adjoining garage. It enjoys picturesque views to the front over open farmland.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

Of UPVC construction with front entrance door, laminate flooring.

### RECEPTION HALL

With radiator.

## STUDY

13' 8" x 5' 1" (4.17m x 1.55m). With radiator.



## BATHROOM

11' 8" x 5' 10" (3.56m x 1.78m). Comprising of a traditional 3 piece suite with a panelled bath, low level flush w.c., pedestal wash hand basin, vanity and linen cupboard, radiator.



## LIVING ROOM

17' 10" x 14' 2" (5.44m x 4.32m). With radiator, modern tiled open fireplace, large picture window with views.



## LIVING ROOM (SECOND IMAGE)



## KITCHEN

12' 5" x 11' 3" (3.78m x 3.43m). A traditional fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, space for upright fridge/freezer, large pantry cupboard, radiator, side entrance door.



## KITCHEN (SECOND IMAGE)



## INNER HALL

With large airing cupboard and separate cloak cupboard, radiator.

## BEDROOM 2

13' 10" x 11' 5" (4.22m x 3.48m). With radiator.



## BEDROOM 1

17' 3" x 9' 9" (5.26m x 2.97m). With radiator, wall mounted Worcester LPG fired central heating boiler running all domestic systems within the property.



## BEDROOM 3

13' 4" x 11' 8" (4.06m x 3.56m). With radiator.



## EXTERNALLY

### UTILITY AREA

8' 9" x 3' 9" (2.67m x 1.14m). With Belfast sink, plumbing and space for automatic washing machine.

### PLEASE NOTE

The utility area is attached to the property and there is the possibility that it could be utilised and accessed internally through the cloak cupboard, if necessary.

### ATTACHED GARAGE

16' 1" x 9' 4" (4.90m x 2.84m). With an up and over door, rear service door, fitted shelving.



## EXTERNALLY

### REAR GARDEN

To the rear of the property lies a raised lawned garden area with a Beech hedge, GREENHOUSE and a POTTING SHED.

### FRONT GARDEN

To the front of the property lies two lawned areas to either side of the driveway.

### PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking space.

### REAR OF PROPERTY



### VIEWS

Fantastic views to the front of the property over open farmland.

### AERIAL VIEW



## POSITION



## 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 - '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.

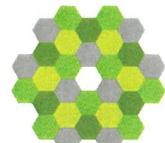
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

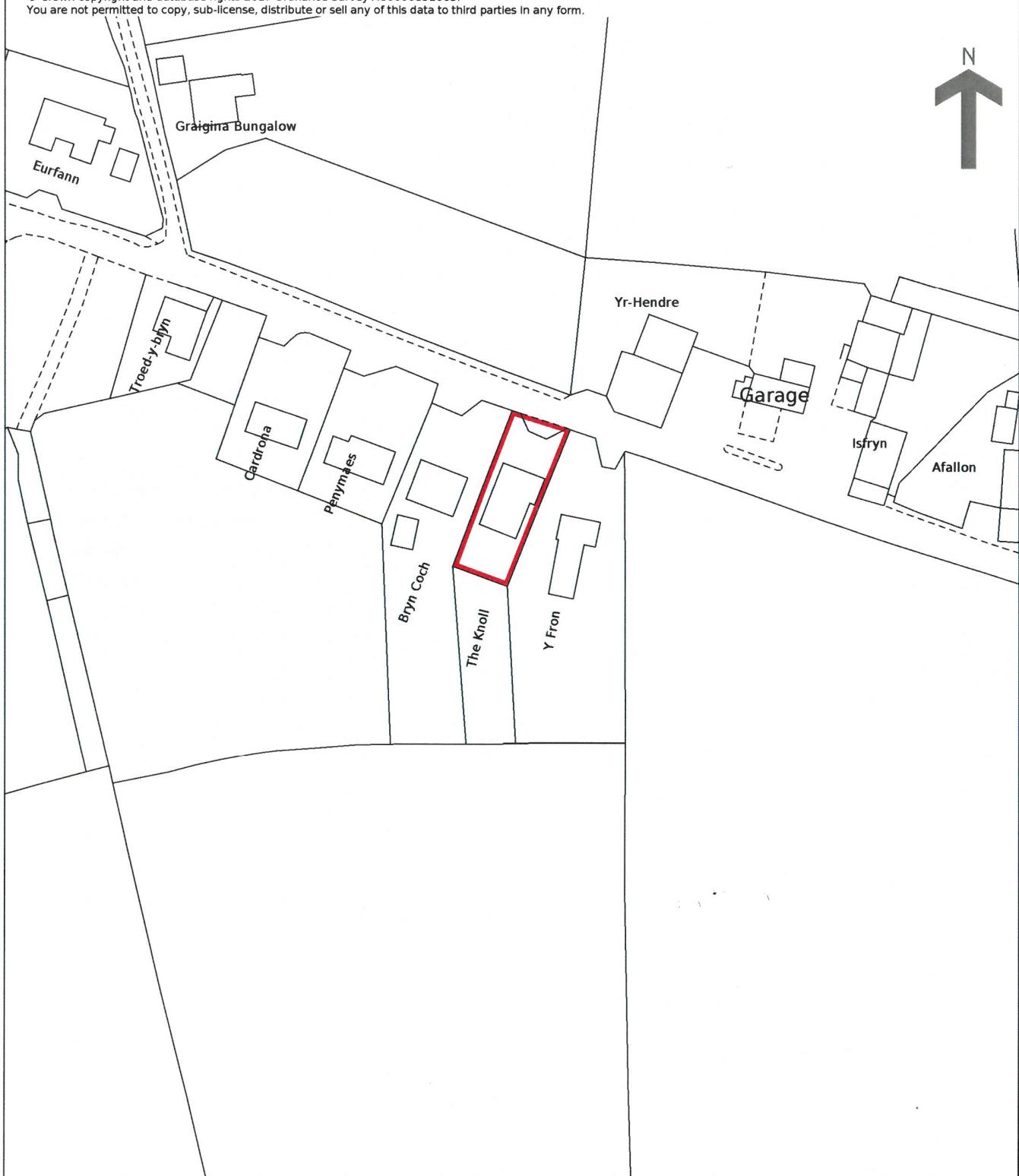
# HM Land Registry

## Official copy of title plan

Title number **CYM716195**  
Ordnance Survey map reference **SN5343NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



© Crown copyright and database rights 2017 Ordnance Survey AC0000851063.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy is incomplete without the preceding notes page.  
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Gated. Private.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (44)

**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

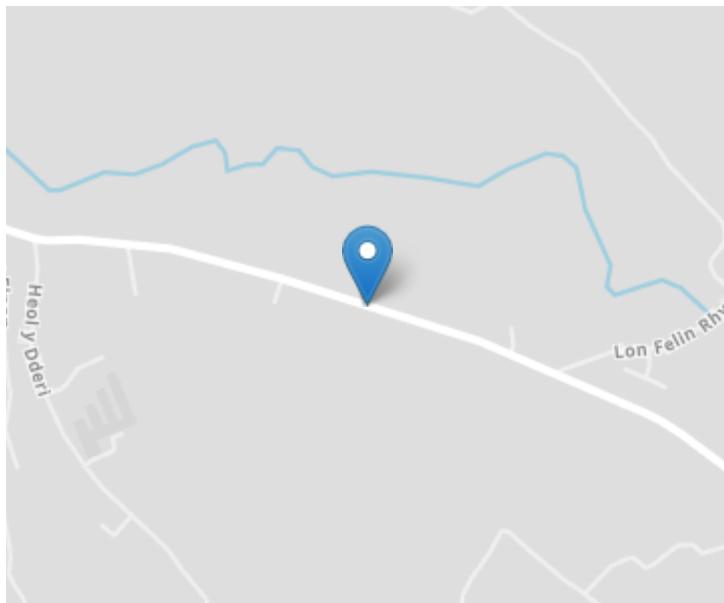
**Is the property listed?** No

**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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Lampeter take the A485 road to Llanybydder. Opposite Nisa Stores turn left onto the B4337 Llansawel road. Continue up over the brow. At the bottom of the hill dip you will pass Highmead Dairies. Continue up the hill for a further 300 yards and the property will be located 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](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'.

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](mailto:lampeter@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



Regulated by  
**RICS**®