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A refurbished 4/5 bed roomed house with garden and parking. Llanybydder, West Wales

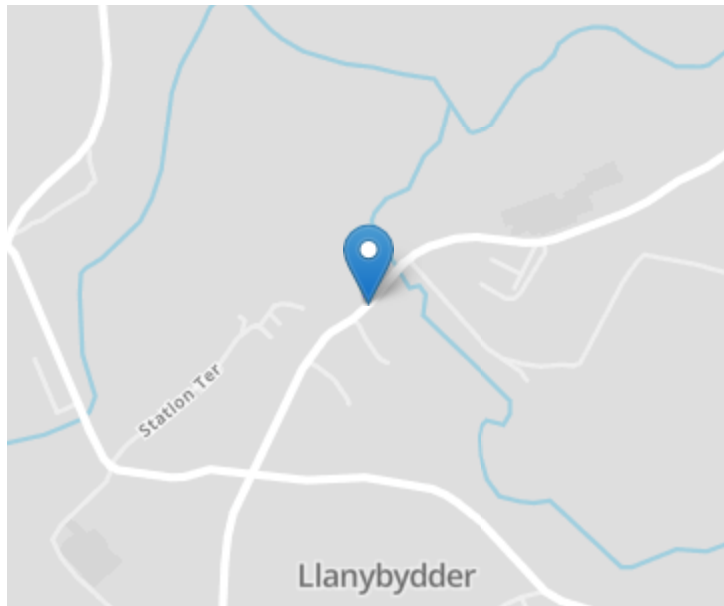


Dyffryn Duar (Lot 2), Llanybydder, Carmarthenshire. SA40 9QD.

REF: R/3568/LD (Lot 2) - OFFERS OVER -

£220,000

- *** Perfect Family home *** Fantastic residential opportunity *** A substantial refurbished 4/5 bed roomed detached house *** Tastefully refurbished throughout - Ready to move into
- *** Air source heating and UPVC double glazing *** Modern kitchen and bathroom
- *** Off street parking *** Extensive walled lawned garden and former Pig sty *** Edge of popular Village location *** Perfect Family home
- *** Situated on a regular Bus route - Carmarthen to Aberystwyth *** 5 miles from the University Town of Lampeter *** Don't let this be a missed opportunity *** Contact us today to view



LOCATION

Well positioned in the popular Teifi Valley Market Town of Llanbydder, within walking distance to Shops, Post Office, Doctors Surgery, Chemist, Primary School, Public Houses and Places of Worship, 5 miles from the University and Market Town of Lampeter and within half an hour's drive to the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

Potential Purchasers have an unique opportunity to acquire a fully refurbished 4/5 bedrooomed detached house, being tastefully presented, and ready to move into. It has newly fitted air source heating and upgraded electrics.

Externally it enjoys a level low maintenance lawned garden area with side access.

In all a desirable country property in an edge of Village position and within close proximity to all everyday amenities. The property consists more particularly of the following.

THE ACCOMMODATION

RECEPTION HALLWAY

Accessed via a UPVC double glazed door, staircase to the first floor accommodation.



LIVING ROOM

15' 0" x 11' 0" (4.57m x 3.35m). With double aspect windows, original quarry tiled flooring, open fireplace with a quarry tiled hearth with flue in-situ, radiator.



SITTING ROOM

8' 5" x 15' 0" (2.57m x 4.57m). With double aspect windows to the front and side, radiator.



GROUND FLOOR BEDROOM 5/STUDY

9' 3" x 8' 6" (2.82m x 2.59m). With radiator, built-in book shelf.

KITCHEN

17' 7" x 11' 0" (5.36m x 3.35m) in total. Being a split level kitchen area with a good sized Dining Area and a modern and stylish fitted kitchen with a range of wall and floor units with work surfaces over, fitted electric oven, 4 ring hob with extractor hood over, stainless steel 1 1/2 sink and drainer unit with mixer tap, integrated fridge/freezer.



KITCHEN (SECOND IMAGE)



DINING AREA



UTILITY ROOM

8' 3" x 7' 9" (2.51m x 2.36m). With fitted units with work surfaces over, stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine and tumble dryer.

GROUND FLOOR W.C.

With low level flush w.c., vanity unit with wash hand basin.



REAR PORCH

With UPVC rear entrance door to the garden.

FIRST FLOOR

LANDING

Accessed via a timber staircase leading from the Reception Hallway.



BATHROOM

9' 2" x 8' 3" (2.79m x 2.51m). A modern 3 piece suite comprising of a panelled bath with shower over, built-in cupboards incorporating a wash hand basin, low level flush w.c., radiator, airing cupboard, extractor fan.



BEDROOM 1

11' 4" x 9' 1" (3.45m x 2.77m). With picture window enjoying views over the rear garden, radiator.



BEDROOM 2

14' 8" x 10' 7" (4.47m x 3.23m). With radiator.



BEDROOM 3

8' 8" x 5' 8" (2.64m x 1.73m). With radiator.



BEDROOM 4

14' 8" x 8' 5" (4.47m x 2.57m). With radiator.

**EXTERNALLY****GARDEN**

Directly to the rear of the property and Mill lies a level walled lawned garden area, being private, with a former Pig Sty and a range of fruit trees.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

Perfect Family home. Tastefully refurbished.

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 - 'D'.

Services

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

Directions

From Lampeter take the A485 road to Llanybydder. On entering the Village of Llanybydder the property will be the first property on your left hand side before the main square, 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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