

A deceptive and tastefully presented Art Deco style cottage. Llanybydder, West Wales



Glynhaf, Llanybydder, Carmarthenshire. SA40 9RP.

£300,000

REF: R/3212/LD

*** Prepare to be impressed *** A Tardis - A deceptive Art Deco style cottage *** Spacious 4/5 bed roomed, 2 bathroomed accommodation *** Tastefully presented throughout with oil fired central heating *** Stylish kitchen and bathrooms *** Newly created sun room with fine views over the rear garden

*** Cottage style garden area with large patio *** Range of useful outhouses - With garage, workshop and studio *** Semi rural position overlooking open fields to the rear *** Ample parking to the front of the property

*** Walking distance to all everyday amenities within the Village *** Commuting distance to the larger Towns of Lampeter, Carmarthen and the Cardigan Bay Coast *** A property deserving early inspection



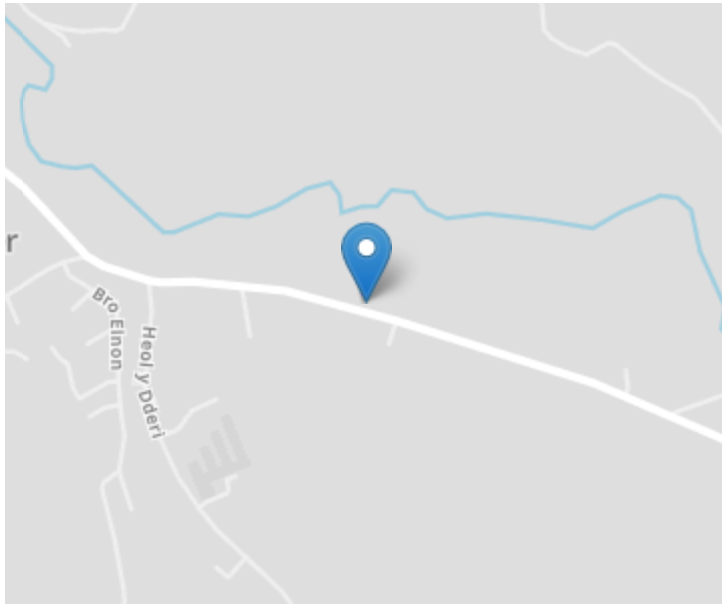
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



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



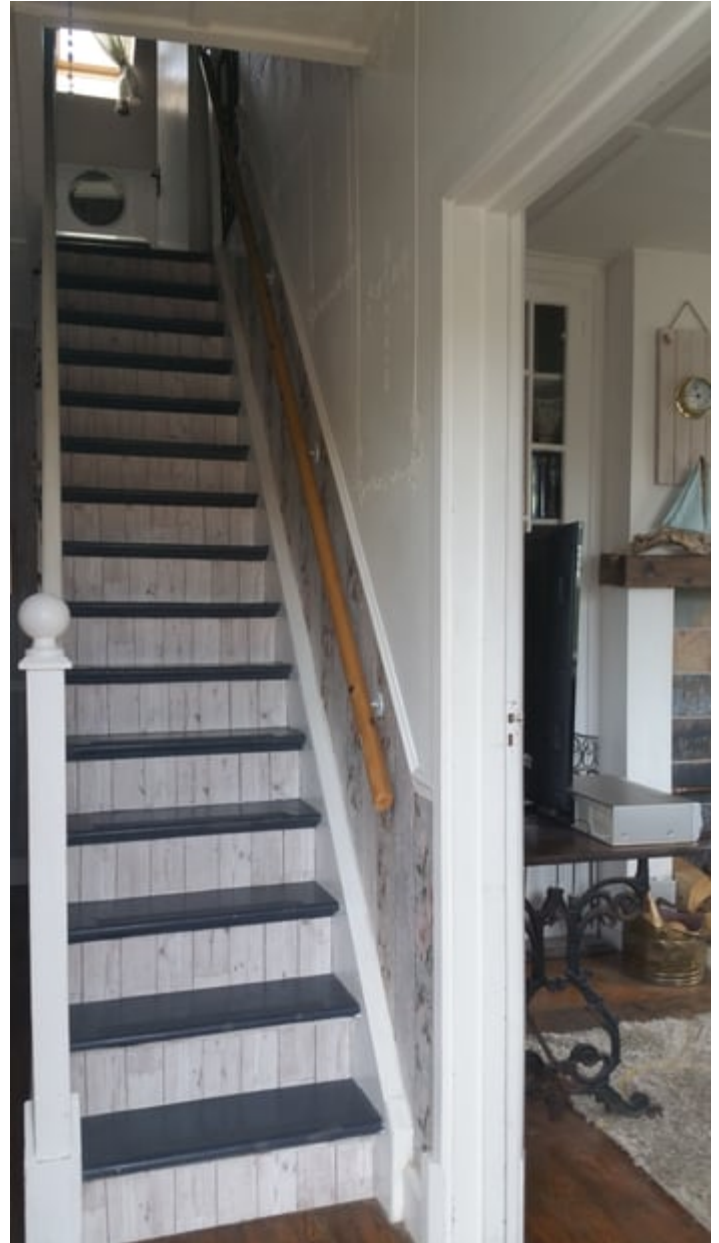
LOCATION

Conveniently situated within walking distance of a good range of facilities within the Village of Llanbydder including Doctors Surgery, Primary School, Shops, Bakery, etc., 5 miles from the University Town of Lampeter, 17 miles from the County Town of Carmarthen with access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

Glynhaf offers a stylish Art Deco style cottage that benefits from 4/5 bedroomed accommodation along with ample ground floor accommodation and the welcome addition of a newly created sun room. It enjoys a semi rural position and backing onto open country fields with a good range of outhouses, having a garage, workshop and studio. In all a property being very well and tastefully presented and having ample parking to the front. The accommodation at present offers the following:-

RECEPTION HALL



Having access via a UPVC front entrance door, wrought iron staircase leading to the first floor accommodation, radiator, dado rail.

LIVING ROOM



12' 5" x 11' 5" (3.78m x 3.48m). With feature tiled fireplace with an oak mantle housing a cast iron multi fuel stove on a tiled hearth, alcove in-built glazed display cabinet, timber flooring, radiator, double aspect windows.

LIVING ROOM (SECOND IMAGE)

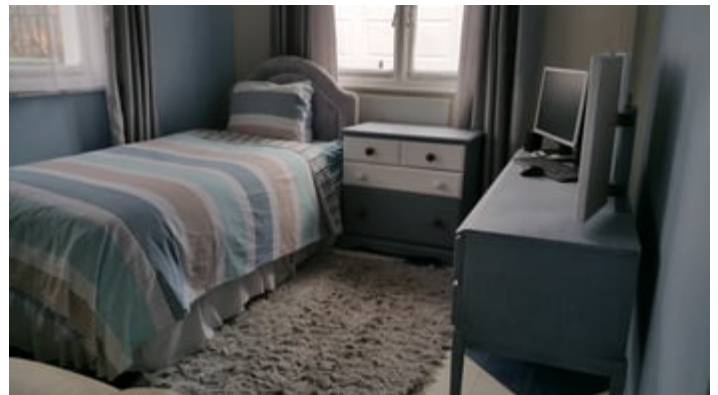


SITTING ROOM



12' 8" x 12' 5" (3.86m x 3.78m). With a Victorian steel fireplace, radiator, picture rail, wooden flooring, double aspect windows.

GROUND FLOOR BEDROOM 5/OFFICE



12' 9" x 8' 0" (3.89m x 2.44m). With open fireplace, double aspect windows, radiator.

SHOWER ROOM

A contemporary styled suite with a glazed shower cubicle, low level flush w.c., vanity shelving unit with oval wash hand basin, radiator, marble tiled flooring, spot lighting, extractor fan.

PANTRY CUPBOARD

Located under the staircase.

KITCHEN



17' 6" x 9' 3" (5.33m x 2.82m). A cottage style fitted kitchen with a range of wall and floor units with laminated and granite worktops housing a sunken wash hand basin with mixer tap, electric inset oven, 4 ring ceramic hob with extractor hood over, radiator, open fireplace space for a cooker or wood burner, marble tiled flooring.

KITCHEN (SECOND ANGLE)



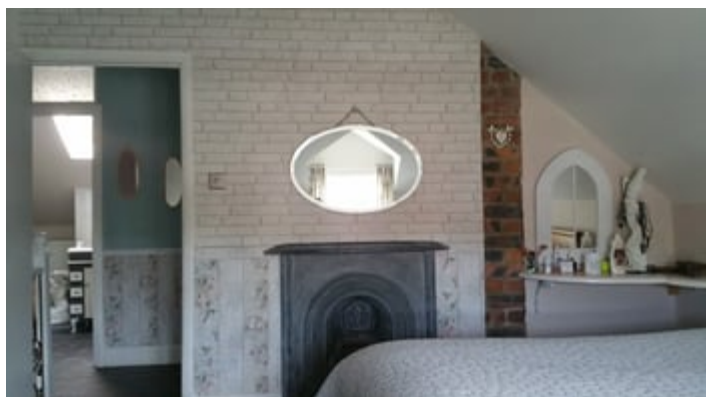
SUN ROOM

15' 0" x 9' 8" (4.57m x 2.95m). Newly constructed with feature beamed ceiling, double aspect windows, patio doors opening onto the rear garden area.

SUN ROOM (SECOND IMAGE)**SUN ROOM (THIRD IMAGE)****SUN ROOM (FOURTH IMAGE)****SUN ROOM (FIFTH IMAGE)**

FIRST FLOOR**LANDING**

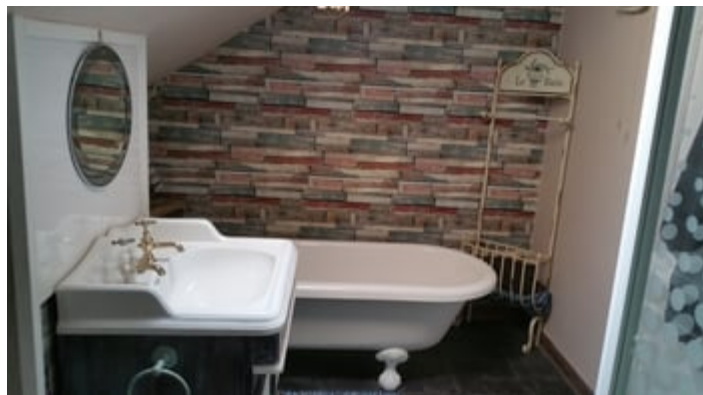
With access to the loft space.

FRONT BEDROOM 1

12' 3" x 12' 3" (3.73m x 3.73m). With feature Art Deco fireplace, radiator.

REAR BEDROOM 2

11' 7" x 8' 2" (3.53m x 2.49m). With Velux roof window.

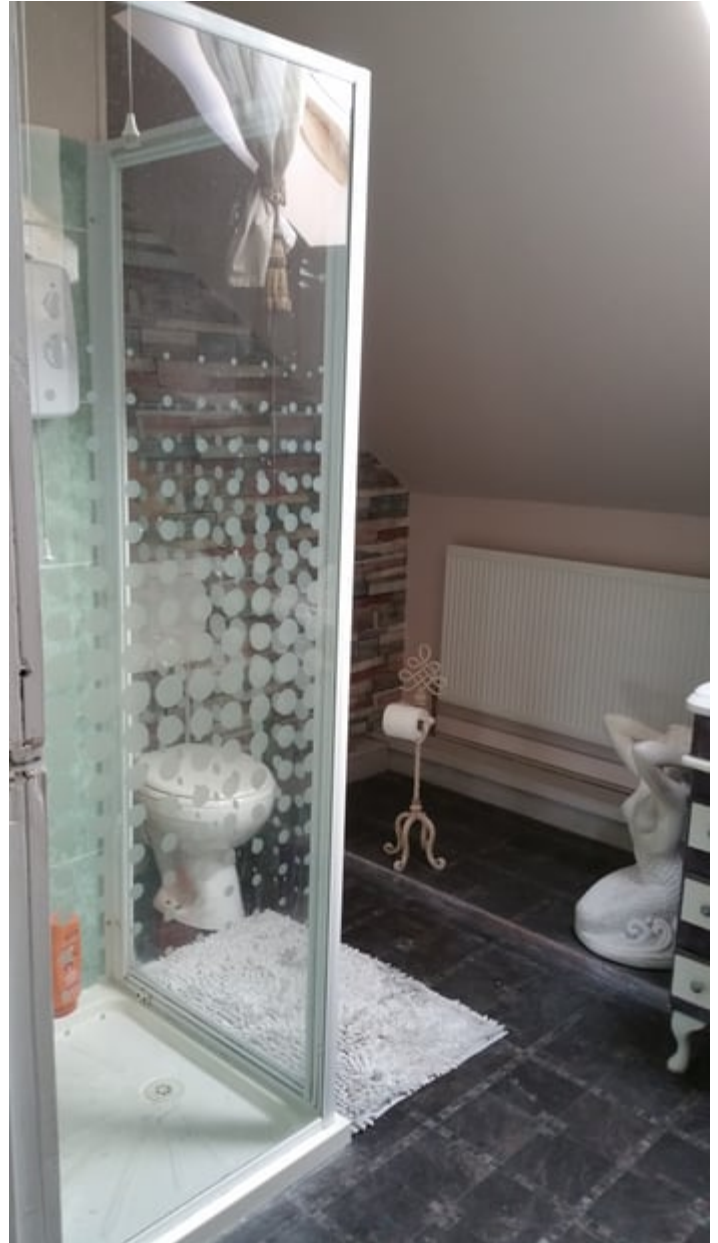
FAMILY BATHROOM

A contemporary style 4 piece suite with a roll top bath, corner shower cubicle, low level flush w.c., Bespoke vanity cupboard and drawers with wash hand basin, radiator, Velux roof window, spot lighting.

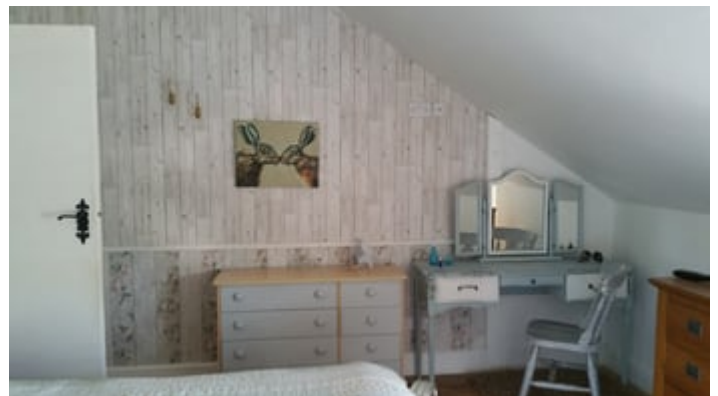
BATHROOM (SECOND IMAGE)



BATHROOM (IMAGE THREE)



FRONT BEDROOM 3



12' 2" x 11' 2" (3.71m x 3.40m). With built-in wall to wall wardrobes, radiator.

BEDROOM 3 (SECOND IMAGE)**REAR BEDROOM 4**

11' 6" x 9' 6" (3.51m x 2.90m). With radiator, Velux roof window.

EXTERNALLY**RANGE OF OUTHOUSES**

A range of outhouses with electricity connected. Comprising:-

GARAGE

18' 4" x 9' 8" (5.59m x 2.95m). With up and over door and side service door.

WORKSHOP

12' 2" x 8' 8" (3.71m x 2.64m).

STUDIO

16' 0" x 12' 0" (4.88m x 3.66m).

WOOD SHELTER**GARDEN**

A particular feature of this stylish country property is its cottage style walled garden having a range of perennial, shrubbery and bushes and various gravelled patio areas. The garden is private and not overlooked and backs onto open country fields.

GARDEN (SECOND IMAGE)



FRONT GARDEN



PATIO AREA



A large patio area directly to the rear of the property ideal for outdoor alfresco dining.

PARKING AND DRIVEWAY



Ample parking to the front of the property.

AGENT'S COMMENTS

A property worthy of early viewing. Prepare to be impressed by its size and decor.

TENURE AND POSSESSION

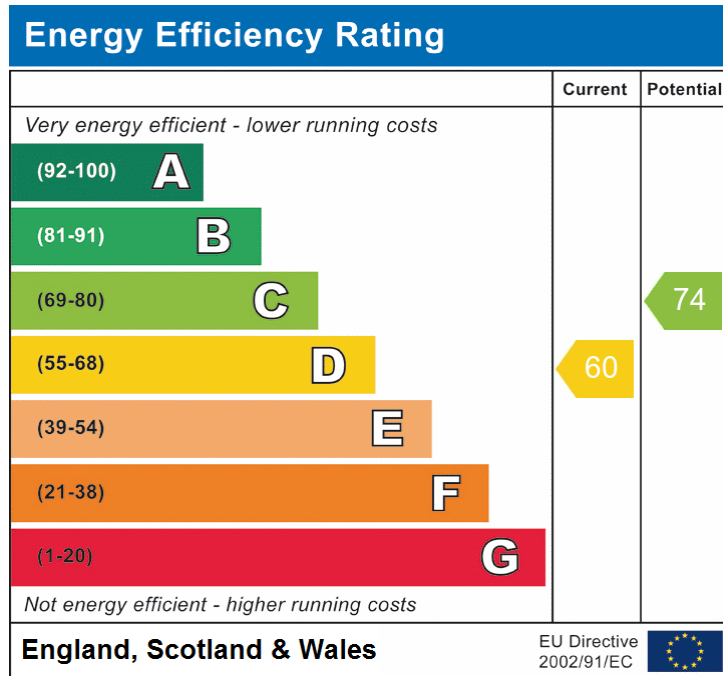
We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating (2 years old), telephone subject to B.T. transfer regulations, Broadband available, 'Eco Room' loft insulation.





Directions

From Lampeter take the A485 to Llanybydder. Opposite Nisa Stores turn left onto the B4337 Llansawel road. Continue up over the brow and at the bottom of the dip you will pass Highmead Dairies. Continue up the hill and the property will be found 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

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



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