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RICS



Since 1989

*A substantial 4 bedroomed detached country property with useful outbuildings and large garden.
Llanybydder, West Wales*



Isfryn, Rhydybont, Llanybydder, Carmarthenshire. SA40 9RR.

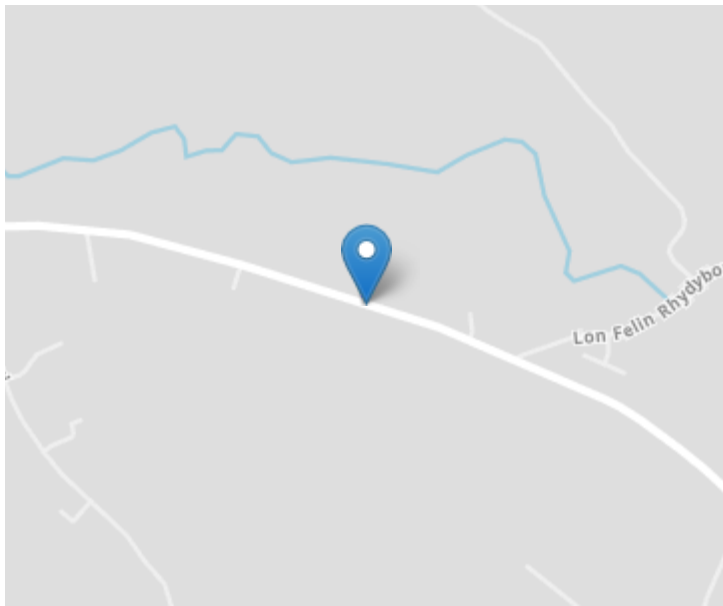
REF: R/3322/LD

£309,000

*** No onward chain *** Substantial country property *** Spacious well presented 4 bedroomed house
*** Oil fired central heating, UPVC double glazing and Broadband available *** Pleasant rural surroundings -
Edge of popular Village of Llanybydder

*** Useful range of outbuildings with workshops - Suiting a range of uses *** Generous Family sized garden
with large raised patio *** Garden shed - 20' x 10' *** Dog kennel and run *** Ample private parking for
several vehicles

*** Country views to the front and rear *** Walking distance to all Village amenities *** Short distance to
Lampeter and the Cardigan Bay Coast *** On the doorstep to the Brechfa Forest with easy access onto
outdoor pursuits *** Viewing highly recommended *** A spacious property - Ideal Family accommodation
*** Only a 30 minute drive from Carmarthen with access to the M4 Motorway and National Rail Networks
*** Walk Through Video: Available on our Website – www.morgananddavies.co.uk



LOCATION

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

GENERAL DESCRIPTION

Isfryn is a substantial country property enjoying 4 bedroomed accommodation along with ample ground floor living with living room, sitting room, dining room, sun room and kitchen, along with a generously sized rear garden laid mostly to lawn with a raised level patio, large garden shed and Dog run and kennel.

To the side of the property lies a useful range of workshops/outbuildings being previously utilised as garage/workshop with an inspection pit.

A property that is versatile and offering great potential and the perfect Family home. Currently the property offers the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, radiator pine staircase to the first floor accommodation.



LIVING ROOM

14' 4" x 10' 7" (4.37m x 3.23m). With feature fireplace with timber surround and marble inset with LPG gas effect fire (not tested), radiator.



SITTING ROOM

14' 5" x 9' 2" (4.39m x 2.79m). With radiator, double aspect windows.



DINING ROOM

13' 10" x 11' 2" (4.22m x 3.40m). With a Stanley oil fired Range utilised for cooking, hot water and central heating systems, timber effect laminate flooring, radiator, recess cupboards.



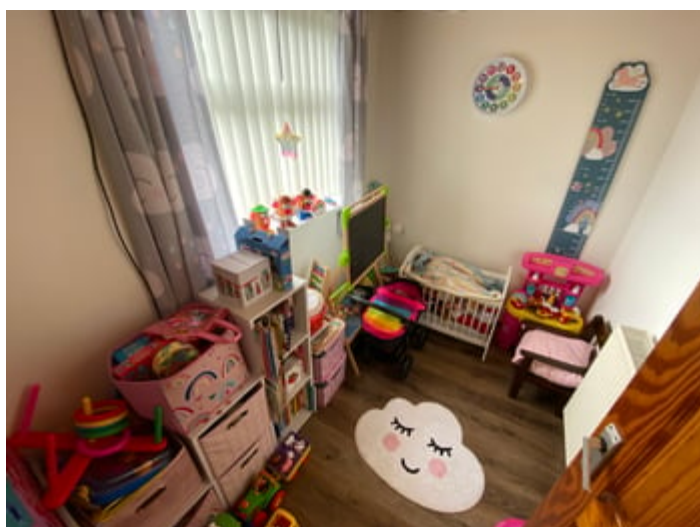
SUN ROOM

15' 0" x 6' 2" (4.57m x 1.88m). Having an open plan arrangement with the Dining Room, with side entrance door to the parking area, radiator.



HOME OFFICE/BEDROOM 4

7' 9" x 5' 8" (2.36m x 1.73m). With radiator.



KITCHEN

14' 1" x 6' 2" (4.29m x 1.88m). A good quality Oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, corner ceramic 4 ring hob with extractor hood over, electric eye level double oven, dishwasher (not tested), integrated fridge (not tested).



UTILITY ROOM

13' 6" x 7' 10" (4.11m x 2.39m). With a range of floor units with work surfaces over, single drainer sink unit, space and plumbing for automatic washing machine, UPVC rear entrance door to the garden area.



GROUND FLOOR BATHROOM

8' 1" x 8' 0" (2.46m x 2.44m). A modern suite with aqua board walling, panelled bath, separate shower cubicle, low level flush w.c., wash hand basin, radiator.



LOWER GROUND FLOOR

CELLAR ROOM

12' 10" x 14' 0" (3.91m x 4.27m). With radiator, side window.



FIRST FLOOR

REAR LANDING

To

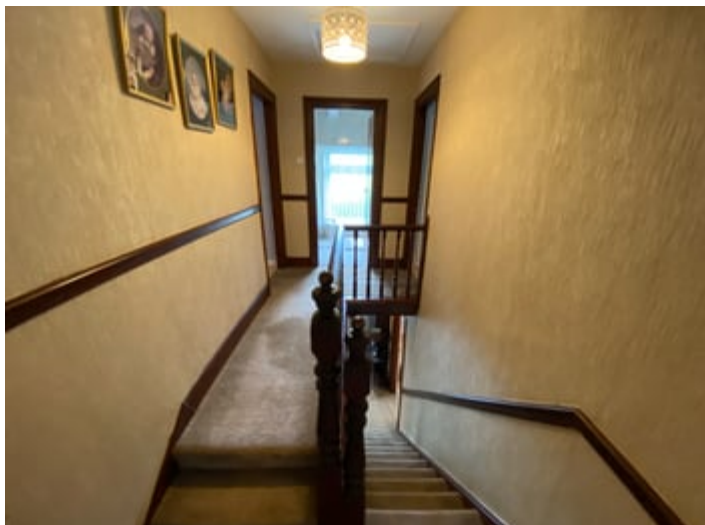
REAR BEDROOM 1

11' 8" x 11' 2" (3.56m x 3.40m). With radiator, laminate flooring, built-in cupboard.



FRONT LANDING

To



FRONT BEDROOM 2

14' 5" x 10' 8" (4.39m x 3.25m). With radiator, pleasant country views to the front.



FIRST FLOOR BATHROOM

A modern and stylish suite with aqua board panelled walls, panelled bath with shower over, vanity unit with enclosed w.c. and wash hand basin, heated towel rail.



FRONT BEDROOM 3

14' 6" x 9' 4" (4.42m x 2.84m). With radiator, double aspect windows with fine views to the front.



EXTERNALLY

USEFUL RANGE OF OUTBUILDINGS

Comprising



MAIN WORKSHOP

35' 0" x 16' 6" (10.67m x 5.03m). With sliding front doors, concrete flooring.



LEAN-TO GARAGE/WORKSHOP

35' 0" x 16' 6" (10.67m x 5.03m). With inspection pit.



PLEASE NOTE

Both of these outbuildings offer great potential and versatility and could be re-utilised for a number of different uses, such as studio, storage, etc.

GARDEN

This substantial property offers great Family accommodation, not only internally, but also externally. The garden has been laid mostly to well kept level lawned areas with a mature hedge boundary, all of which commanding great country views to the rear over the Teifi Valley.



GARDEN (SECOND IMAGE)



RAISED PATIO AREA



DOG RUN AND KENNEL

GARDEN SHED

20' 0" x 10' 0" (6.10m x 3.05m).

STEEL SHED

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

PARKING AND DRIVEWAY

Private off street parking is located to the side of the property with easy access onto the workshops.

VIEW TO FRONT



VIEW TO REAR



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A fantastic Family home in a pleasant semi rural position.

WALK THROUGH VIDEO

WALK THROUGH VIDEO: Available on our Website – www.morgananddavies.co.uk

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 - To be confirmed.

Services

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

Directions

From Llanybydder take the B4337 towards Rhydcymerau. Proceed for approximately 0.7 of a mile and the property can be found on your left 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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