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RICS



Since 1989

A comfortable 2 double bed roomed mid terraced house. Llanybydder, West Wales



4 Gwynfryn Terrace, Llanybydder, Carmarthenshire. SA40 9QB.

REF: R/2883/LD

£95,000

*** No onward chain - Priced to sell *** Comfortable 2 double bed roomed accommodation
*** Pleasant well positioned mid terraced house *** UPVC double glazing, oil fired central heating and good Broadband speeds available

*** Low maintenance rear courtyard with lean-to boiler room

*** Perfect property to help to get your foot on the property ladder! *** Convenient location - Centre of Llanybydder *** Contact us today to view

LOCATION

Llanybydder is a popular small Market Town/Village in the heart of the Teifi Valley, 16 miles North from the County Town of Carmarthen and some 5 miles from the University Town of Lampeter, to the North. Llanybydder has a wide range of amenities including Convenience Store with Sub Post Office, Public Houses, Places of Worship and is famous for its seasonal Horse Fair. The Cardigan Bay Coastline is within 14 miles at Aberaeron.

GENERAL DESCRIPTION

Here we have on offer a well appointed mid terraced 2 double bed roomed property benefiting from oil fired central heating, UPVC double glazing and enjoying a low maintenance rear courtyard and a centre of Village/Town location. The accommodation at present offers more particularly the following:-

RECEPTION HALL

With UPVC entrance door, radiator, staircase to the first floor accommodation with under stairs storage cupboard.



LIVING ROOM

11' 9" x 11' 0" (3.58m x 3.35m). With radiator.



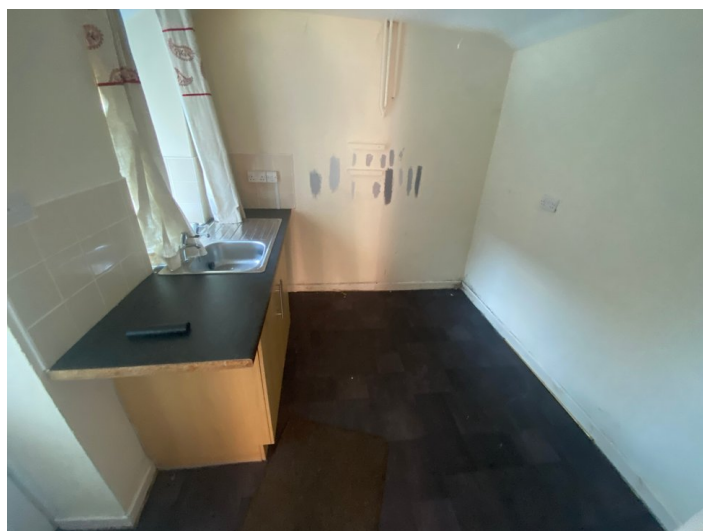
KITCHEN

11' 9" x 11' 6" (3.58m x 3.51m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, cooker point and space, extractor fan.



UTILITY ROOM

9' 2" x 7' 9" (2.79m x 2.36m). With fitted floor cupboards with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, UPVC rear entrance door.



FIRST FLOOR

GALLERIED LANDING

With access to loft space, airing cupboard housing the hot water cylinder.



REAR BEDROOM 2

10' 9" x 9' 4" (3.28m x 2.84m). With built-in wardrobe.



REAR BEDROOM 1

11' 9" x 10' 6" (3.58m x 3.20m). With radiator.



BATHROOM

Having a panelled bath with a Red Ring shower and screen over, radiator, low level flush w.c., pedestal wash hand basin, extractor fan.



EXTERNALLY

GARDEN

The property benefits from a low maintenance rear courtyard/garden area laid to concrete with rear Pedestrian access.



LEAN-TO BOILER ROOM

Housing the oil fired central heating boiler.

FRONT ELEVATION



REAR ELEVATION



AGENT'S COMMENTS

Located in a popular Town location with comfortable 2 double bedroomed accommodation.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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.

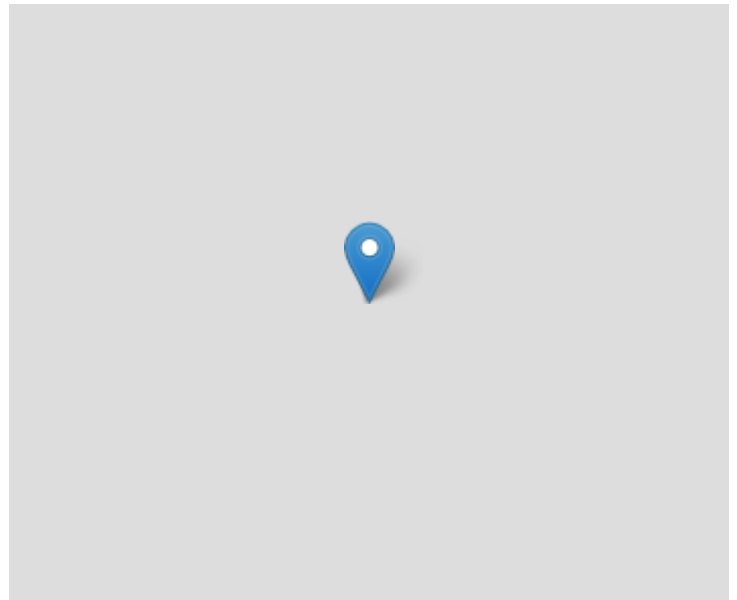
Directions

From Lampeter take the A485 road through Cwmann, proceeding through the Village of Pencarreg, reaching Llanybydder. After passing Dunbia Abattoir (on your right hand side) continue into the Village of Llanybydder. Once reaching the Village the property will be located on your right hand side, just before the parking lay-by. The property will be the fourth in the terrace, 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 our properties are also available to view on our FACEBOOK Page - 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 Facebook and Instagram Pages



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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 |  |