

Regulated by:



**RICS**



Since 1989

*A well appointed and presented 3 bedroomed, three storied, house in an edge of Village location.  
Llanybydder, West Wales*



**5 Highmead Terrace, Llanybydder, Ceredigion. SA40 9YA.**

**REF: R/2825/LD**

**£149,950**

\*\*\* No onward chain \*\*\* Popular Village location \*\*\* Well appointed period mid terraced house \*\*\*  
3 bedroomed, three storied accommodation \*\*\* Attractive country views to the front and rear \*\*\*  
Useful cellar rooms with utility and wash room \*\*\* Newly fitted oil fired central heating boiler and  
UPVC double glazing

\*\*\* Pleasant enclosed garden and balcony area \*\*\* Further garden area with parking and backing onto  
open fields \*\*\* Rear access via a service lane

\*\*\* Walking distance to all Town amenities \*\*\* 5 miles from the University Town of Lampeter  
\*\*\* Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



## LOCATION

Well situated within level walking distance of the Teifi Valley and Market Town of Llanybydder which offers a good range of amenities including Shops, Post Office, Doctors Surgery, Chemist, Primary School, only some 5 miles from the University Town of Lampeter, 17 miles North from the County and Administrative Centre of Carmarthen, with National Rail and Motorway Network connections.

## GENERAL DESCRIPTION

A deceptive and well presented mid terrace property offering 3 bedroomed accommodation split over three floors. The property itself benefits from oil fired central heating, UPVC double glazing and modern kitchen and bathroom. Move straight in with no work needed.

Externally it enjoys an extensive plot with an enclosed rear garden and a further lawned area with ample parking, all of which enjoying fine country views to the front and rear, and currently consisting of the following:-

## FRONT OF PROPERTY



## GROUND FLOOR

### RECEPTION HALL

Having access via a UPVC front entrance door, laminate flooring, radiator.



### LIVING ROOM

12' 7" x 12' 5" (3.84m x 3.78m). With radiator, T.V. point.



### DINING ROOM

20' 3" x 17' 5" (6.17m x 5.31m). Being 'L' shaped, with a staircase to the first floor accommodation and a doorway leading down to the lower ground/cellar, feature electric fireplace, patio doors opening onto the balcony area that enjoys views over the garden, T.V. point.





**DINING ROOM (SECOND ANGLE)****KITCHEN**

9' 9" x 8' 6" (2.97m x 2.59m). A modern fitted kitchen with wall and floor units, stainless steel 1 1/2 sink and drainer unit, Bosch electric oven, 4 ring ceramic hob with extractor hood over, plumbing for automatic washing machine, space for full height fridge/freezer, rear entrance door opening onto the balcony area.

**FIRST FLOOR****REAR LANDING**

With cloak cupboard, Velux roof window.

**BATHROOM**

Having a stylish 4 piece suite comprising of a corner bath, low level flush w.c., pedestal wash hand basin, raised shower cubicle with Triton electric shower, extractor fan, radiator.

**REAR BEDROOM 2**

11' 0" x 9' 2" (3.35m x 2.79m). With access to the loft space, T.V. point, radiator.

**FRONT BEDROOM 1**

14' 5" x 11' 0" (4.39m x 3.35m). With radiator, built-in



wardrobes.



### FRONT BEDROOM 3

11' 3" x 5' 8" (3.43m x 1.73m). With large built-in cupboard, radiator.



### LOWER GROUND FLOOR

#### PASSAGE WAY

With access from the side alleyway onto the cellar rooms. Also housing the Grant oil fired central heating boiler that runs all domestic systems within the property.

#### CELLAR ROOM 1

17' 5" x 10' 7" (5.31m x 3.23m). With external entrance door, staircase from the Dining Room.

#### CELLAR ROOM 2

17' 7" x 11' 5" (5.36m x 3.48m). With plumbing and space for automatic washing machine.

### EXTERNALLY

### GARDEN

A low maintenance enclosed rear garden lies directly to the rear of the property with a balcony area that provides fantastic views over the surrounding countryside. The garden has been laid mostly to lawn, being private, with mature hedge and fenced boundary.

PLEASE NOTE: There is a side alleyway entrance that leads directly from the street onto the rear garden.

### BALCONY



### ENCLOSED REAR GARDEN





**ENCLOSED REAR GARDEN (SECOND ANGLE)****PATIO AREA****FURTHER GARDEN AREA**

Directly to the rear of the property lies an extensive lawned garden with a concrete base providing ample off street parking.

**FURTHER GARDEN AREA (SECOND ANGLE)****FURTHER GARDEN AREA (THIRD ANGLE)****PARKING AND DRIVEWAY**

There is a rear service access lane giving easy access to the rear of the property, whilst also having front on street parking.

**AGENT'S COMMENTS**

A well positioned and well presented edge of Town property.  
A must view.

**VIDEO**

Video available on our Website –  
[www.morgananddavies.co.uk](http://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 - 'C'.



## 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.

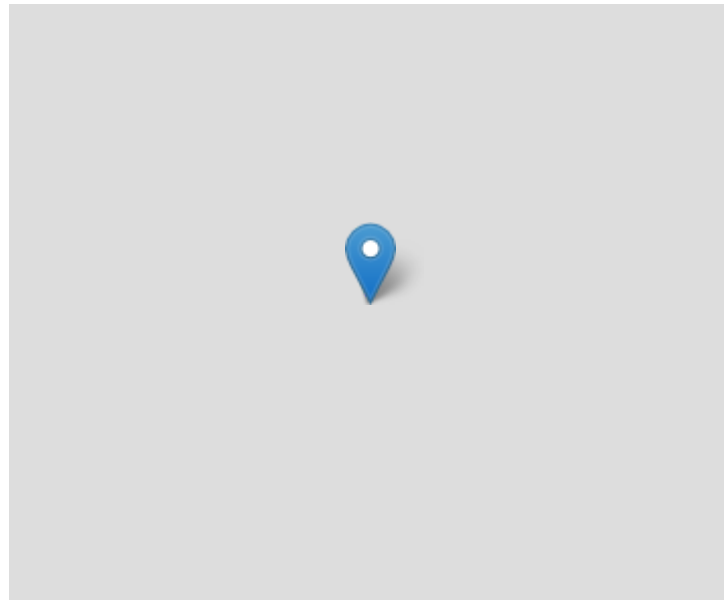
## Directions

From Lampeter take the A475 Newcastle Emlyn road to the Village of Llanwnnen. At Llanwnnen turn left at the mini roundabout onto the B4337 Llanybydder road. Continue through the Village of Altyblacca. Once reaching Llanybydder head over the bridge 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 our properties are also available to view 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 Facebook and Instagram Pages



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	