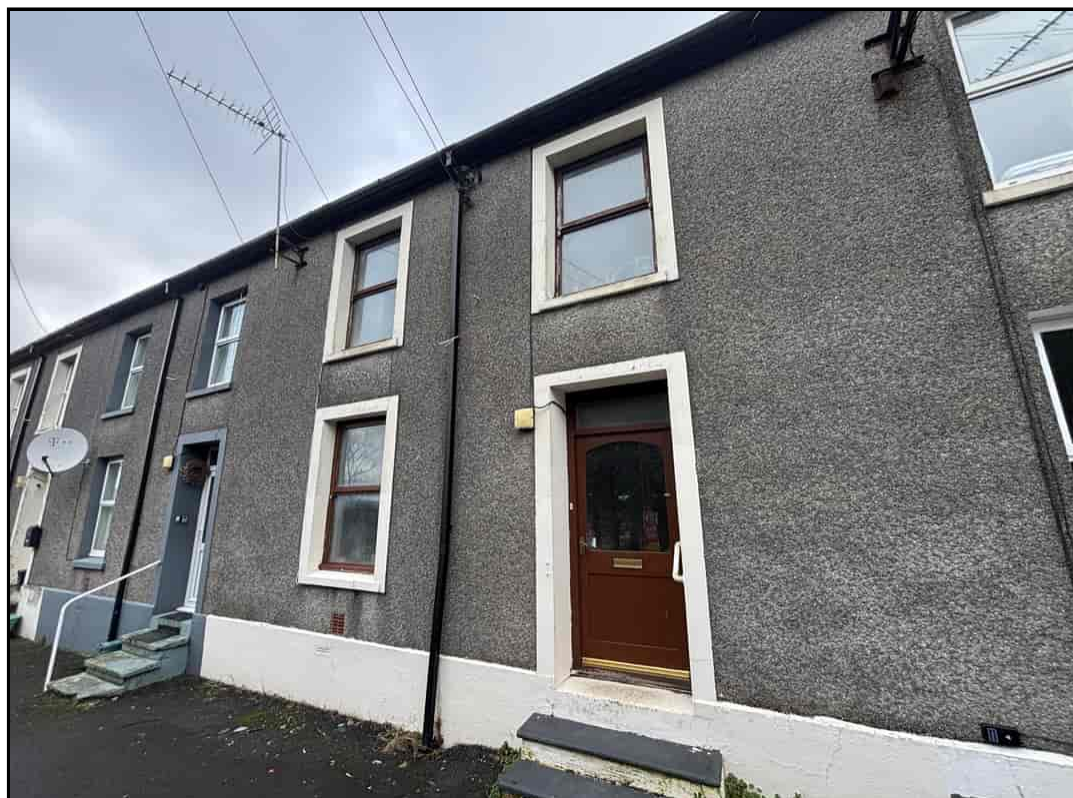


*A convenient low maintenance 2 bedroomed mid terraced house with rear garden. Llanybydder, West Wales*



**3 Gwynfryn Terrace, Llanybydder, Carmarthenshire. SA40 9QB.**

**£115,000**

**REF: R/5045/LD**

\*\*\* No onward chain - Priced to sell \*\*\* A low maintenance mid terraced house \*\*\*  
Convenient and popular centre of Village location \*\*\* Perfectly suiting 1st Time Buyers or for  
Investment Purchasers \*\*\* 2 double bedroomed accommodation \*\*\* Oil fired central  
heating and double glazing \*\*\* Kitchen and utility room \*\*\* White goods to be included  
within the sale

\*\*\* Low maintenance rear courtyard/garden area with outhouses \*\*\* Views over the Village  
and the Teifi Valley \*\*\* Contact us today to view



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Carmarthenshire, SA31 3AD  
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## LOCATION

Llanybydder is a popular small Market Town/Village in the heart of the Teifi Valley, 16 miles North from the County Town and Administrative Centre 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 the Georgian and Harbour Town of Aberaeron

## GENERAL DESCRIPTION

A convenient and popular location within the popular Village Community of Llanybydder. Here lies a 2 bedroomed mid terraced property perfectly suiting 1st Time Buyers or Investment Purchasers.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC half glazed front entrance door with staircase to the first floor accommodation with understairs storage area.



## LIVING ROOM

12' 9" x 11' 0" (3.89m x 3.35m). With radiator.



## KITCHEN

12' 4" x 11' 9" (3.76m x 3.58m). A modern fitted kitchen with wall and floor units, stainless steel sink and drainer unit, cooker point and space, radiator, window overlooking the rear garden.





## UTILITY ROOM

8' 8" x 7' 6" (2.64m x 2.29m). Having fitted cupboards with stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, rear entrance door, Trianco oil fired central heating boiler.



## FIRST FLOOR

### LANDING

With access to loft space, large storage cupboard with power connected.



## REAR BEDROOM 1

12' 0" x 11' 0" (3.66m x 3.35m). With radiator.



## FRONT BEDROOM 2

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



## BATHROOM

Having a 3 piece suite comprising of panelled bath with Red Ring shower over, low level flush w.c., pedestal wash hand basin with shaver point, radiator, extractor fan.



## EXTERNALLY

### REAR COURTYARD GARDEN AREA

Offering low maintenance living.



### OUTHOUSES



### PARKING

There is no allocated parking available with the property.

### FRONT OF PROPERTY



## REAR OF PROPERTY



### PLEASE NOTE

The White goods will be included within the sale and consists of a washing machine, tumble dryer, deep freeze, electric oven and an upright fridge/freezer.

### AGENT'S COMMENTS

A convenient and well positioned property suiting 1st Time Buyers or Investment Purchasers.

### 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 and has the following charges. Council Tax Band: 'B'.

### MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### Services

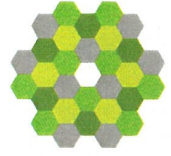
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



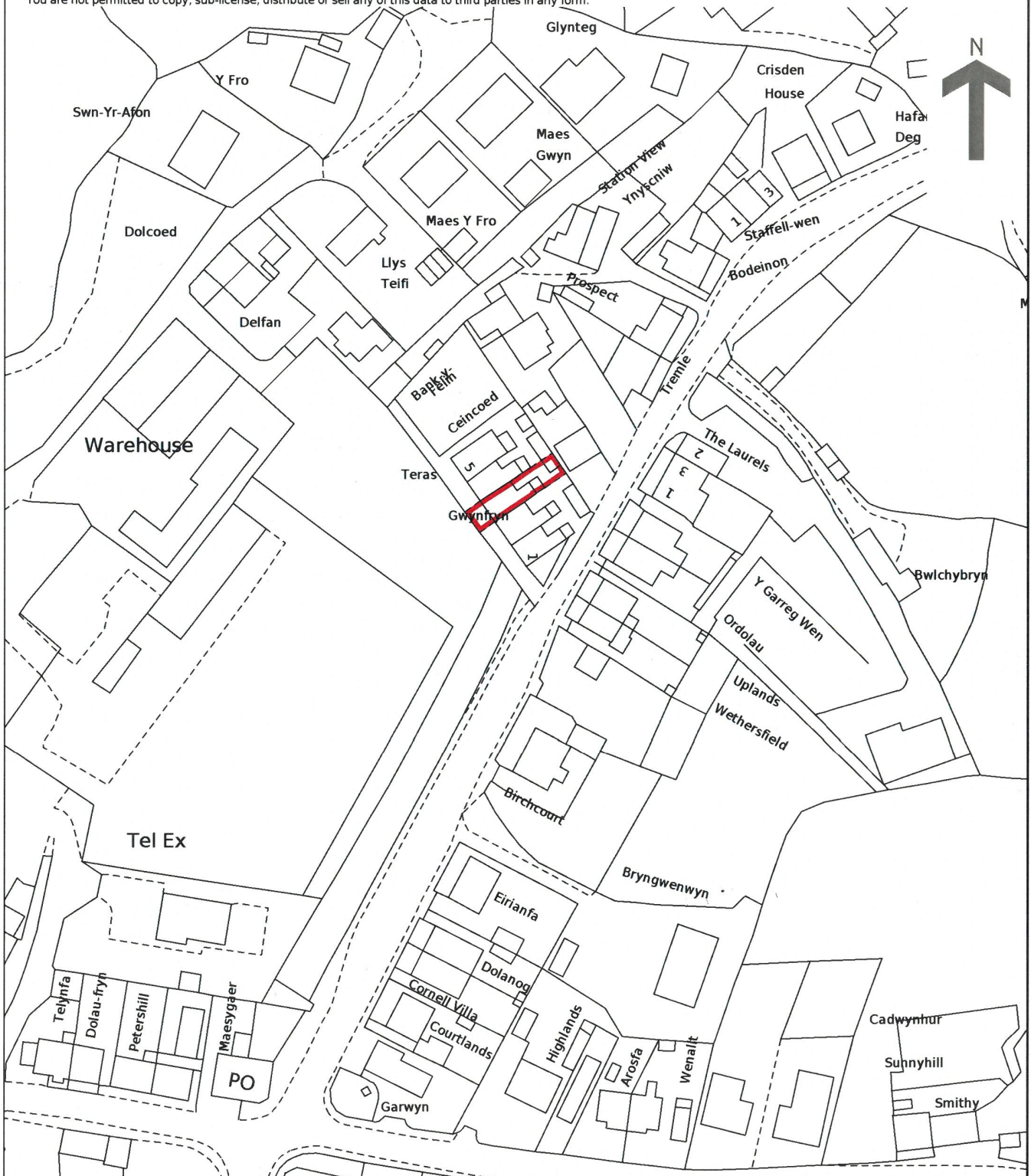
# HM Land Registry

## Official copy of Title plan

Title number **CYM702611**  
Ordnance Survey map reference **SN5244SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

**Council Tax:** Band B

N/A

**Parking Types:** No Parking Available.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (58)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

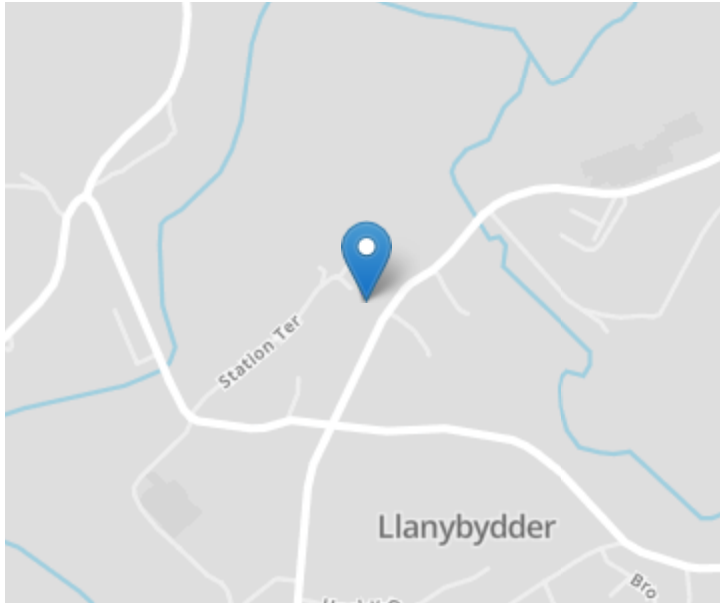
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No



## Directions

From Lampeter take the A485 road from Cwmann, proceeding through the Village of Pencarreg, reaching Llanbydder. After passing Dunbia Abattoir on your right hand side continue into the Village of Llanbydder. 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 third in the terrace.

**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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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



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