

*A Village smallholding with a substantial 5 bedroomed semi detached house and paddock.
Llanybydder, West Wales*



Ashcroft, Llanybydder, Carmarthenshire. SA40 9TX.

£265,000

REF: A/5287/LD

*** No onward chain - Priced to sell *** A charming and rare Village smallholding *** In all approximately 1.3 acres or thereabouts *** A substantial yet improvable 5 bedroomed three storied semi detached house *** Popular centre of Village position *** In need of general modernisation *** Character and period property boasting many original features such as original fireplaces and staircase *** Oil fired central heating and double glazing

*** Range of useful outhouses *** Pasture paddock with two gated access points and being sloping in nature *** Far reaching views over the Village of Llanybydder and the surrounding Teifi Valley

*** Level walking distance to a range of local facilities within the Village *** On a regular bus route *** En-route to Carmarthen, Lampeter and Cardigan Bay *** A charming smallholding in a popular position offering convenience



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

Llanybydder is located in the Teifi Valley, 4 miles South from the popular University and Market Town of Lampeter, 18 miles North from the County and Administrative Centre of Carmarthen, within easy reach of the Ceredigion Coastline and Cardigan Bay of Aberaeron and New Quay, both approximately 12 miles. The property is within waling distance to all Village amenities, including Junior School, Public Houses, Post Office, Chemist, Garage, Convenience Store and Places of Worship.

GENERAL DESCRIPTION

A convenient centre of Village smallholding offering a substantial three storied 5 bedroomed semi detached house bursting with original character and charm. The property itself is in need of general modernisation and updating but offers great potential as a Family home. It benefits from oil fired central heating and double glazing.

To the rear of the property lies a small lawned garden area that opens onto the rear paddock which extends in total to approximately 1.3 acres. The land enjoys two gated access points and is sloping in nature.

A particular feature of this property is the beautiful backdrop and view over Llanybydder itself and the surrounding Teifi Valley.

THE ACCOMMODATION

The property offers a great opportunity and potential and currently the accommodation offers more particularly the following.

FRONT ENTRANCE PORCH

Leading to

RECEPTION HALL

A traditional Hallway with the original staircase, original stained glass porch windows, picture rails, radiator, door through to ground floor living areas.



RECEPTION HALL (SECOND IMAGE)



UNDERSTAIRS W.C.

With low level flush w.c., wash hand basin.

LIVING ROOM

15' 2" x 13' 5" (4.62m x 4.09m) into bay. With radiator, original period tiled open fireplace, picture rail.



SITTING ROOM

17' 6" x 17' 3" (5.33m x 5.26m) into bay. With glazed patio door opening onto the rear garden area, original and period open fireplace with tiled surround, picture rail.



KITCHEN

13' 9" x 8' 9" (4.19m x 2.67m). With radiator, fitted wall and floor units.



REAR HALL

With rear entrance door, plumbing and space for automatic washing machine.

SEPARATE PANTRY CUPBOARD

KITCHENETTE/UTILITY ROOM

With fitted sink unit, electric cooker point and space, Worcester oil fired central heating boiler.



FIRST FLOOR

REAR LANDING

Leading to

BATHROOM

Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, linen cupboard, shaver light and point.



FRONT LANDING

With staircase leading to the second floor.

BEDROOM 3

10' 4" x 9' 0" (3.15m x 2.74m). With radiator, enjoying views over the rear paddock and the Teifi Valley.



BEDROOM 2

14' 1" x 11' 4" (4.29m x 3.45m). With radiator, electric heater, modern tiled open fireplace, enjoying views over the rear paddock and the Teifi Valley beyond.



BEDROOM 1

15' 4" x 12' 5" (4.67m x 3.78m) into bay. With radiator.



BEDROOM 4

8' 3" x 6' 9" (2.51m x 2.06m). With radiator.



SECOND FLOOR

SECOND FLOOR LANDING

With undereaves storage area.



BEDROOM 5

15' 8" x 10' 6" (4.78m x 3.20m). With undereaves storage area, roof window, radiator.

EXTERNALLY

OUTHOUSES

Comprising of

OUTSIDE W.C.

STORE SHED

With electricity connected.

FUEL STORE

Split into two compartments with direct field access.

GARDEN

A walled rear garden is located to the rear of the property laid to lawn with flower and shrub borders and benefiting from a side concrete pathway with a further gate opening onto a paddock.



LAND

In total the property extends to approximately 1.3 ACRES or thereabouts and the paddock is sloping in nature. It is well fenced and enjoys two gated access points with the possibility of creating your own driveway and parking area.



LAND (SECOND IMAGE)**LAND (THIRD IMAGE)****VIEWS**

Enjoying views over Llanybydder and the Teifi Valley beyond.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

An improvable Village smallholding enjoying a convenient position and fine views.

TENURE AND POSSESSION

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

COUNCIL TAX

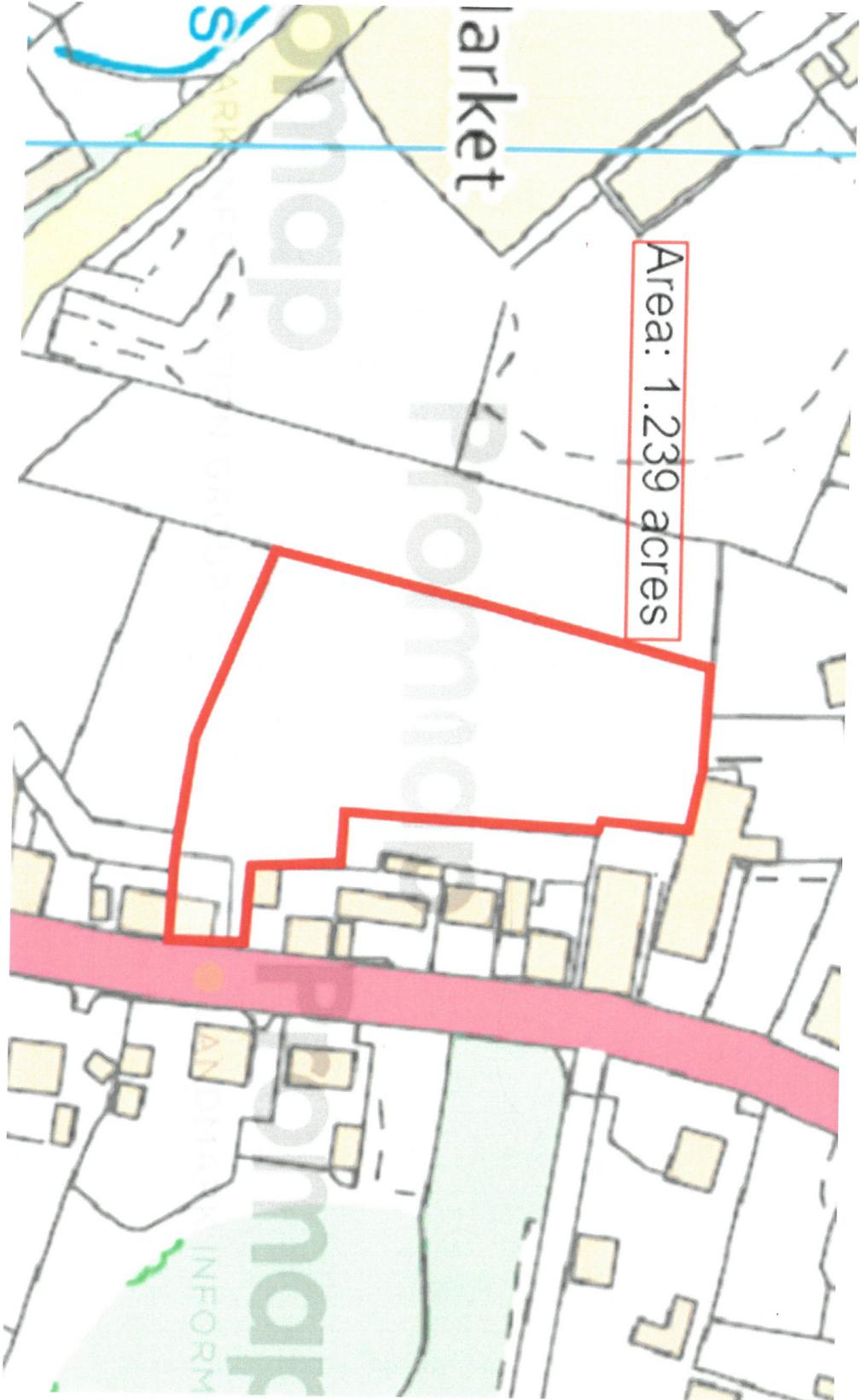
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

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.



Area: 1.239 acres

For identification purposes only

Directions

Proceeding from Lampeter once reaching Llanybydder square by the Crosshands Hotel, proceed past the Bus Stop heading towards Carmarthen. After 200 yards 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

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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
<http://www.morgananddavies.co.uk>



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