

*An imposing 4/5 bedroomed Village residence set in generous grounds. Centre of Village.  
Llanybydder, West Wales*



Llwyn, Llanybydder, Carmarthenshire. SA40 9TX.

**£295,000**

**REF: R/4025/LD**

\*\*\* No onward chain \*\*\* An imposing period Village residence \*\*\* Sense of grandeur - Commodious living accommodation \*\*\* Spacious 4/5 bedroomed Family home \*\*\* Modern kitchen with conservatory \*\*\* Oil fired central heating and double glazing

\*\*\* Generous grounds - Especially being within a Village Centre \*\*\* Plentiful parking - With double gated tarmacadamed driveway \*\*\* Attached garage/workshop \*\*\* Lawned garden and large raised patio to the front

\*\*\* Substantial impressive home for the whole Family \*\*\*

\*\*\* On a regular Bus route and within walking distance to Village amenities \*\*\* En-route to Carmarthen, Lampeter and the Cardigan Bay Coast \*\*\* Contact us today to view



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**CARMARTHEN**  
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## 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 substantial and imposing Village residence offering comfortable 4/5 bedroomed Family accommodation with a modern kitchen and a delightful conservatory to the rear.

It sits within an extensive plot with double access tarmacadamed driveway leading onto the level lawned rear garden and patio area.

The property deserves early viewing and benefits from oil fired central heating and double glazing.

## THE ACCOMMODATION

The accommodation at present offers more particularly

the following.

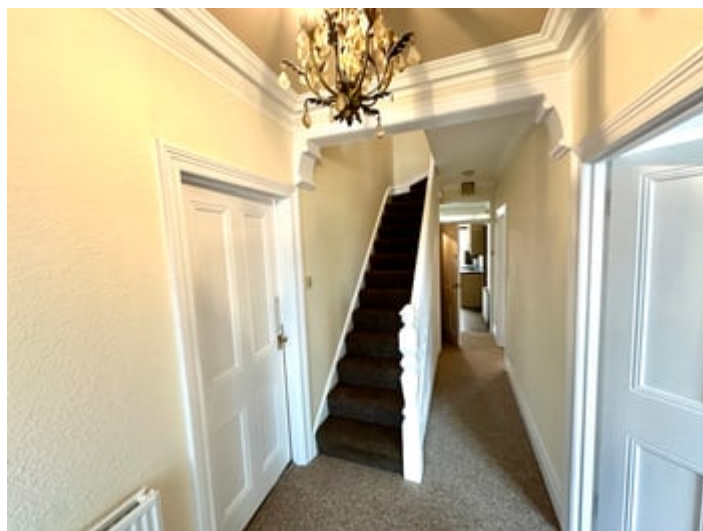
### FRONT ENTRANCE PORCH



Leading to

### RECEPTION HALLWAY

With staircase to the first floor accommodation with understairs storage cupboard, radiator.



### LIVING ROOM

13'7" x 13'1" (4.14m x 3.99m). A spacious front living room with attractive fireplace having granite hearth and surround, radiator.





### FRONT SITTING ROOM

14" x 12'8" (4.27m x 3.86m). With double aspect windows, radiator.



### REAR DINING ROOM

13'9" x 11'4" (4.19m x 3.45m). With fireplace having granite hearth and surround, alcove shelving, radiator.

### KITCHEN

17'8" x 10'9" (5.38m x 3.28m). A very generously sized kitchen which leads through to the conservatory, with an excellent range of fitted base and wall units, 1 1/2 drainer sink, eye level electric oven, 4 ring gas hob with concealed extractor hood over, space for fridge freezer, slate flooring and door to side porch.



### CONSERVATORY

15'3" x 9'8" (4.67m x 2.95m). Being spacious and versatile with door to rear grounds, slate flooring.



### SIDE ENTRANCE PORCH

With slate flooring.



### FIRST FLOOR

## LANDING

With access to loft.

## REAR BEDROOM 4



12'2" x 8'8" (3.71m x 2.64m). With radiator, built in wardrobe/storage space and airing cupboard.

## BATHROOM

11'5" x 8'7" (3.48m x 2.62m). A generous sized suite being part tiled with corner shower cubicle, electric shower, low level flush w.c., bath, toiletries cupboard, wash hand basin.



## REAR BEDROOM 3

With built in wardrobes and storage, wash hand basin, pleasant countryside outlook, radiator.



## FRONT BEDROOM 2

14'2" x 11'6" (4.32m x 3.51m). With radiator and built-in wardrobes.



## OFFICE/BOX ROOM 5

8'3" x 6'3" (2.51m x 1.91m). With radiator.



## PRINCIPLE BEDROOM 1

14' x 13'2" (4.27m x 4.01m). With wash hand basin, built-in wardrobe. radiator.





## EXTERNALLY

### WORKSHOP

26'6" x 16'5" (8.08m x 5.00m). Housing the external oil boiler and oil tank, work benches.



### EXTERNAL W.C.

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

### GARDEN

To the front lies steps that lead up to a large patio. To the rear it has a largely walled and panelled fenced boundary which makes the rear a well enclosed Family space. Further on there is a low maintenance lawned garden which is bisected by a gravelled path. All enjoys fine Country views over the Teifi Valley to the rear.

## FRONT PATIO



### GARDEN (FIRST IMAGE)



### GARDEN (SECOND IMAGE)



## PARKING AND DRIVEWAY

The property is approached via a walled and railed gated entrance with a tarmacadamed drive that extends around the entire property providing ample parking and turning space for several vehicles.



**PARKING AND DRIVEWAY (SECOND IMAGE)**



**REAR OF PROPERTY**



### **AGENT'S COMMENTS**

A substantial Village residence offering a fantastic Family home.

### **WHAT3WORDS**

speeches.worry.expecting

### **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 - 'F'.

### **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.



## Ground Floor



## First Floor



## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** E (43)

**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


Proceeding from Lampeter once reaching Llanbydder square by the Crosshands Hotel, proceed past the Bus Stop for Carmarthen 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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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**  
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**Ceredigion**  
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