

A substantial and imposing 4 storied, 5 bedroomed, 4 bathroomed house set in the popular Teifi Valley Market Town of Llanybydder, West Wales



Y Garregwen, Llanybydder, Carmarthenshire. SA40 9QA.

£225,000

R/4425/LD

NO ONWARD CHAIN *** Perfect Family home - Space in abundance *** Substantial and traditional *** Formerly a popular Guest House *** Imposing residence with 5 bedrooms, 4 bathrooms and 3 reception rooms split over four floors *** Character retained and tastefully presented period property that is enhanced by its country appeal *** Low maintenance lawned garden to the rear, well stocked with flower and shrub beds *** Oil fired central heating, double glazing and good broadband connectivity ***

*** Walking distance to a range of local amenities, Local School and Convenience Stores *** Enjoying far reaching country views over the renowned Teifi Valley *** West Wales business venture - A home with a potential income *** Has to be viewed internally to be fully appreciated *** A must see property *** Don't miss out ***



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LOCATION

Llanybydder is a Market Town which lies on the River Teifi with a range of local amenities including Local Shops, Gym, Public Houses, Primary School and countryside pursuits. Lampeter is the closest largest Town, being approximately 5 miles away, with a range of amenities including Supermarkets, Local Shops, Places of Worship, Primary and Secondary Schooling and the University of Wales Trinity Saint David Campus.

GENERAL DESCRIPTION

A substantial period property of traditional construction under a slate roof providing attractive accommodation which has to be viewed internally to be fully appreciated.

The property offers an impressive family home with 5 bedrooms, 4 bathrooms and 3 reception rooms split over 4 floors.

The property was formerly utilised as a successful and popular Bed & Breakfast, although is perfectly suiting a family home or H.M.O., offering characterful yet contemporary accommodation, and enjoying far reaching views over the Teifi Valley and also centrally positioned within the popular village community of Llanybydder.

The property currently consists of the following:-

GROUND FLOOR

RECEPTION HALL

With an attractive solid front entrance door, original coving and ceiling Rose, two radiators, stripped Pine flooring, original timber staircase to the First Floor

accommodation.



LIVING ROOM

14' 4" x 12' 6" (4.37m x 3.81m) into bay. Having deep recessed widow seats, strip Pine flooring, original ceiling light Rose and coving, picture rail, period style fireplace with Victorian cast iron inset, two radiators.



DINING ROOM

14' 4" x 12' 1" (4.37m x 3.68m). Having a period cast iron fireplace, recessed glazed cupboard to the side, picture rail, two radiators, strip Pine flooring, rear window to garden.



UTILITY ROOM

8' 9" x 8' 1" (2.67m x 2.46m). With a range of base units incorporating single drainer sink unit, tiled flooring, space and plumbing for automatic washing machine and tumble dryer, oil fired boiler running all domestic systems, rear entrance door to the garden area.



CLOAKROOM

Newly refurbished, with wash hand basin, w.c., radiator, shower cubicle.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM

19' 10" x 14' 0" (6.05m x 4.27m). With access via original slate steps with LED stair lights, having been fully damp proofed. An attractive room with an extensive range of light Oak fitted kitchen units at wall and floor level incorporating stainless steel 1 1/2 sink and drainer unit, fitted oven with 4 ring ceramic

hob and cooker hood over, dishwasher space and point, fridge space, tiled flooring, two radiators, spot lighting.



SITTING ROOM

With an attractive original Range having a cottage style bread ovens inset.



BEDROOM 5/ POSSIBLE OFFICE

8' 8" x 16' 9" (2.64m x 5.11m). With radiator, spot lighting, built-in wardrobes.



FIRST FLOOR

FIRST FLOOR LANDING

Accessed via an original timber staircase from the Reception Hall.



FAMILY BATHROOM

Attractive and full of character. Being fully tiled with an attractive Black and White tiling to walls and floor, having an attractive Victorian style suite comprising of a roll top bath with central mixer tap, corner shower with electric power unit, low level flush w.c., pedestal wash hand basin, radiator, spot lighting.



MAIN LANDING

Leading to

BEDROOM 1

14' 6" x 11' 7" (4.42m x 3.53m). Radiator, original Victorian tiled fireplace with Pine surround.



BEDROOM 1 EN-SUITE

Having shower cubicle, pedestal wash hand basin, low level flush w.c., extractor fan.



BEDROOM 2

11' 4" x 13' 3" (3.45m x 4.04m) into bay. With built-in wardrobes, radiator, being newly carpeted.

**BEDROOM 3**

9' 8" x 9' 5" (2.95m x 2.87m). With radiator, being newly carpeted.

SECOND FLOOR**SECOND FLOOR LANDING**

With staircase from the First Floor, Velux roof window, access to spacious and useful undereaves storage area.

BEDROOM 4

21' 4" x 10' 6" (6.50m x 3.20m). With two Velux roof windows, radiator, spot lighting, original 'A' frame beams.

**BEDROOM 4 EN-SUITE**

Having a pleasant 3 piece suite comprising of a corner shower unit, pedestal wash hand basin, low level flush w.c., extractor fan.

**EXTERNALLY****GARDEN**

A particular feature of this charming village residence is its low maintenance cottage style garden enjoying a nice range of shrub and plant borders being private with mature hedging and offering a fantastic outdoor space.

To the front lies a lawned courtyard with steps leading from the road to the front entrance door.





Electricity. Mains Water. Mains Drainage. Oil fired central heating. Smoke alarm and heat detector system. Telephone subject to BT transfer regulations.

AGENT'S COMMENTS

A well positioned and imposing residence with great views and offering great potential.

TENURE AND POSSESSION

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

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - 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 the property benefits from Mains



Directions

From Lampeter take the A485 Carmarthen road to Llanbydder. On entering Llanbydder the property can be found on the left hand side before the main square 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

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

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