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**RICS**



Since 1989

*A cosy cottage. Deceptive 3 bedroomed property with enclosed garden. Llanybydder, West Wales*



**Penybont Cottage, Llanybydder, Carmarthenshire. SA40 9RN.**

**REF: R/4000/LD**

**£195,000**

\*\*\* No onward chain \*\*\* A well presented cosy cottage \*\*\* Deceptive and refurbished modern 3 bedroomed accommodation \*\*\* Stylish fitted kitchen and bathroom suites \*\*\* Desirable first home \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Enclosed low maintenance garden with patio, raised beds and garden shed \*\*\* Off street parking and side gated entrance

\*\*\* Centre of popular Village position \*\*\* Walking distance to all local amenities - Such as Doctors Surgery and Primary School \*\*\* Viewings are highly recommended - Contact us today



## LOCATION

Conveniently situated within walking distance to a good range of facilities within the Village of Llanbydder including Doctors Surgery, Primary School, Shops, Bakery, Public House and Places of Worship. The property is well situated for a 1st Time Buyer offering modern and highly desirable accommodation.

## GENERAL DESCRIPTION

A delightful and sought after cottage offering deceptive 3 bedrooomed accommodation along with a modern fitted kitchen and bathroom suites. It enjoys a centre of Village position with an enclosed rear garden with side gated access. It perfectly suits a 1st Time Buyer, being very well presented and convenient.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## LIVING ROOM

22' 8" x 13' 5" (6.91m x 4.09m). Accessed via a UPVC front entrance door, staircase to the first floor accommodation, laminate flooring, decorative timber fireplace with inset electric fire, two radiators.



## LIVING ROOM (SECOND ANGLE)





## KITCHEN

21' 7" x 13' 6" (6.58m x 4.11m). A modern fitted Kitchen with a range of wall and floor units with work surfaces over, ceramic 1 1/2 sink and drainer unit, fitted double oven, ceramic hob with extractor hood over, integrated dishwasher and fridge/freezer, French doors to the garden area.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



## REAR HALL

With UPVC rear entrance door and walk-in pantry cupboard.

## FIRST FLOOR

### GALLERIED LANDING

Leading to

### REAR BEDROOM 1

14' 2" x 11' 4" (4.32m x 3.45m). With two built-in wardrobes and a separate undereaves storage area, radiator and enjoying views over the rear garden.



### EN-SUITE TO BEDROOM 1

Having a modern suite comprising of a corner shower cubicle, low level flush w.c., vanity unit with wash hand basin, heated towel rail, extractor fan.





## FRONT BEDROOM 2

13' 8" x 7' 6" (4.17m x 2.29m). With radiator.



## BEDROOM 3

11' 0" x 7' 2" (3.35m x 2.18m). With radiator and built-in wardrobes.



## BATHROOM

Having a stylish 3 piece with a panelled bath with shower over, vanity unit housing a wash hand basin and enclosed w.c., and heated towel rail.



## EXTERNALLY

### GARDEN

The property enjoys an enclosed low maintenance garden area enjoying various patio areas with raised flower and shrub beds. It enjoys a side gated access point, all of which being enclosed and private.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



**GARDEN SHED**

10' 0" x 8' 0" (3.05m x 2.44m).

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

A cosy cottage being beautifully refurbished.

**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 - 'C'.

**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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

**Directions**


From Lampeter take the A485 road to Llanybydder. On the square opposite Nisa Supermarket turn left onto the B4337 road for Llansawel. Continue up over the brow. At the bottom of the dip the property will be found on the left hand side.

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(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	

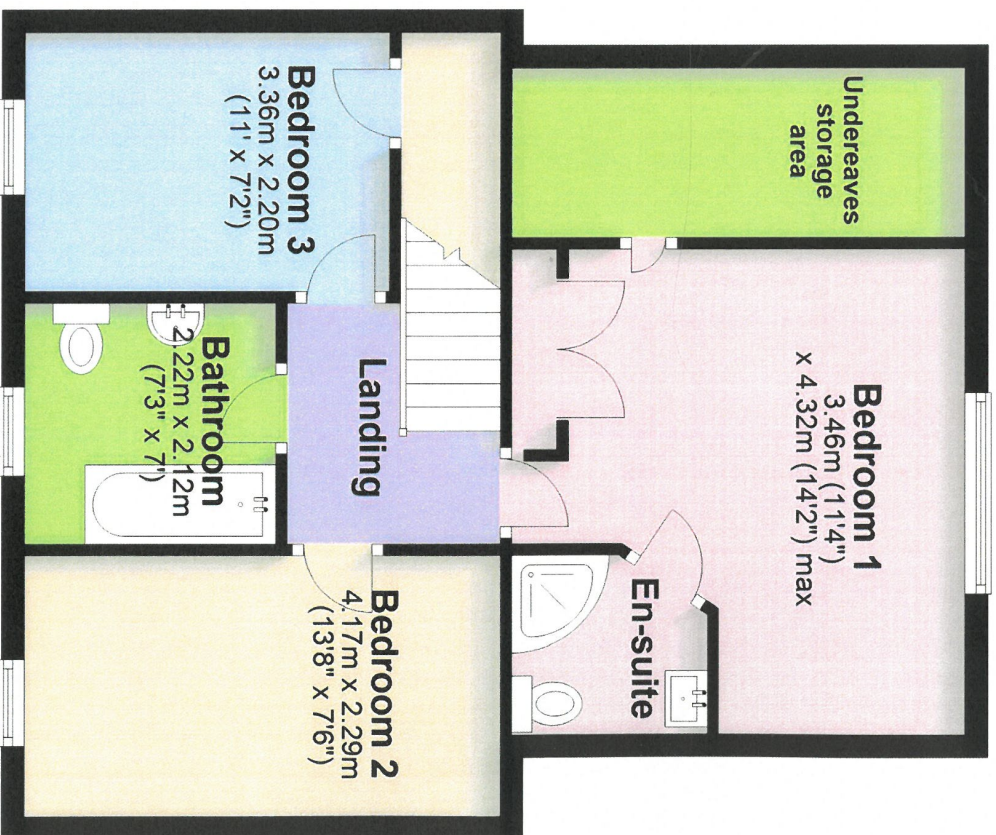
## Ground Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



## First Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



Total area: approx. 111.7 sq. metres (1202.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.