

*A conveniently positioned 3 bedroomed end of terrace house with a garden to front and rear and off street parking. Llanybydder, West Wales*



**14 Bro Einon, Llanybydder, Carmarthenshire. SA40 9RT.**

**£135,000**

**REF: R/4441/LD**

\*\*\* No onward chain \*\*\* Perfect for first time buyers or as an investment \*\*\* Well appointed 3 bedroomed accommodation \*\*\* Great family home \*\*\* Located on the edge of a popular cul-de-sac \*\*\* Valuable off street parking \*\*\*

\*\*\* Double glazing throughout \*\*\* Oil fired central heating with an external boiler \*\*\* Good sized and easy to maintain gardens to the front and rear of the property \*\*\* Range of outhouses with a garden shed and fuel store \*\*\*

\*\*\* Within level walking distance to a range of local amenities \*\*\* 5 miles from the University town of Lampeter \*\*\* 17 miles North from the County Town of Carmarthen and the M4 corridor \*\*\*



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## LOCATION

Located within the Village of Llanybydder, within easy walking distance of all amenities offered within this popular Market Town, in the heart of the Teifi Valley, 5 miles from the University Town of Lampeter, 17 miles from the County Town of Carmarthen and on a regular Bus Route connecting you to the neighbouring Towns and to the Ceredigion Coastline.

## GENERAL DESCRIPTION

The property is a perfect opportunity for first time buyers to get on the property ladder or as an investment or as a family home. Offering a comfortable 3 bedroomed accommodation with a spacious living area and kitchen. The property benefits from being an end of terrace on the edge of a popular cul-de-sac and is within level walking distance to all local amenities. Oil fired central heating and double glazing throughout with a level lawned garden to the rear and front with the addition of a patio area and valuable off street parking.

The accommodation at present offers more particularly the following:-



## RECEPTION HALL

Having access via a UPVC half glazed front entrance door, staircase to the first floor accommodation, radiator, understairs storage cupboard, cloak cupboard.



## W.C.

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



## KITCHEN

10' 4" x 10' 1" (3.15m x 3.07m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, plumbing and space for automatic washing machine and tumble dryer, front entrance door opening onto the front parking and garden area.





## LIVING ROOM

17' 2" x 12' 0" (5.23m x 3.66m). With radiator, double aspect windows to the front and rear, TV. point.



## FIRST FLOOR

### LANDING

With shelved airing cupboard, radiator, access to the loft space.



## BATHROOM

Having a pleasant 3 piece suite comprising of panelled bath with shower over, low level flush w.c., pedestal wash hand basin, heated towel rail.



## BEDROOM 1

10' 9" x 9' 9" (3.28m x 2.97m). With radiator and built-in wardrobes.



## BEDROOM 2

11' 3" x 9' 9" (3.43m x 2.97m). With radiator, fine views over the Village and the Teifi Valley beyond.



## BEDROOM 3

9' 8" x 7' 5" (2.95m x 2.26m). With radiator, built-in wardrobes.



## EXTERNALLY

### GARDEN

The property being end of terrace benefits from a front and rear garden, the latter being laid to lawn that backs onto the communal garden area.

To the front lies a lawned area with a patio and off street parking.

### FRONT GARDEN



## REAR GARDEN



## REAR GARDEN (SECOND ANGLE)



## RANGE OF OUTHouses

A range of outhouses comprising of:-



## FUEL STORE

8' 0" x 5' 0" (2.44m x 1.52m).

## TWO LARGE GARDEN SHEDS



## OFF STREET PARKING

Gated off street parking to the front of the property.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A well positioned and convenient property. Deserving early viewing.

## TENURE AND POSSESSION

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

## COUNCIL TAX

The is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - '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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**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

**Mobile Signal**

4G great data and voice

**Construction Type**

Traditional



### Directions

From Lampeter take the A485 to Llanbydder. Turn left on the main square at the Crosshands Public House and opposite Nisa Store. Continue to the next right hand turning by Aberduar Chapel. Continue past the Chapel and the property will be located on your left 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 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

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

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