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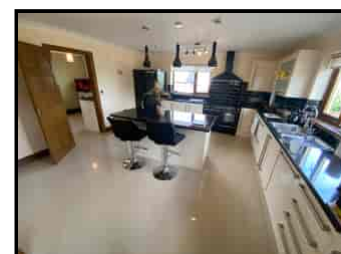


**RICS**



Since 1989

*An outstanding and superior 4 bedroomed Family home enjoying breathtaking country views.  
Llanybydder, West Wales*



**Sycamore Way Llanybydder, Carmarthenshire. SA40 9RP.**

**REF: R/3391/LD**

**£525,000**

\*\*\* A truly outstanding and superior Family home \*\*\* Impressive and modern 4 bedroomed, 4 bathroomed accommodation \*\*\* Highly insulative qualities and low running costs - With privately owned solar panels and air source heating \*\*\* A quality property in a pleasant out of Town position \*\*\* Benefiting from UPVC double glazing, underfloor heating and private drainage

\*\*\* Prominent plot with an extensive tarmacadamed driveway \*\*\* Private rear garden with large wrap around decking \*\*\* Integral garage with electric up and over door \*\*\* Exceptional gardens - Lovely maintained with full of colour flower beds \*\*\* Vegetable growing garden with greenhouse and well maintained lawned areas

\*\*\* Prepare to be impressed - Exceptional inside and out \*\*\* Walking distance to all everyday amenities within the Market Town of Llanybydder \*\*\* Commuting distance to the larger Towns of Lampeter, Carmarthen and the Cardigan Bay Coast \*\*\* A property deserving early inspection Video available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## LOCATION

Conveniently situated and within walking distance of a good range of facilities within the Market Town of Llanybydder including Doctors Surgery, Primary School, Shops, Bakery, etc. It lies 5 miles from the University Town of Lampeter, 17 miles from the County Town of Carmarthen with good access to the M4 Motorway, National Rail Networks and the local General Hospital at Glangwili.

## GENERAL DESCRIPTION

Morgan & Davies are proud to place this most stunning detached property to the market. Sycamore Way is an executive 4 bedrooomed, 4 bathrooomed detached property enjoying a pleasant yet convenient edge of Town position and enjoying fantastic far reaching views over the open countryside to the rear.

The property itself is of high quality and exceptional standards and providing the perfect Family home with no further work needed. A property of this caliber does not come to the market often. Please be prepared to be impressed with what is on offer.

## THE ACCOMMODATION

The property in particular offers the following.

### RECEPTION HALLWAY

11' 0" x 9' 8" (3.35m x 2.95m). With an impressive entrance way via the UPVC entrance door with side panels with stained glass insets, feature timber staircase leading to the first floor accommodation with understairs storage area.



## LIVING ROOM

25' 0" x 15' 5" (7.62m x 4.70m). A fantastic Family room with triple aspect windows enjoying fantastic views to the front, rear and side. Also benefiting from a fitted free standing electric fireplace, underfloor heating, double doors leading onto the Conservatory.



### LIVING ROOM (SECOND ANGLE)



## CONSERVATORY

10' 4" x 11' 0" (3.15m x 3.35m). Of UPVC construction under a slate roof, tiled flooring with underfloor heating, French doors opening onto the large decking area. Perfect for outdoor dining and entertaining.



## KITCHEN/DINING ROOM

16' 3" x 14' 0" (4.95m x 4.27m). Here lies the most stunning modern kitchen with a fantastic range of wall and floor units with Quartz effect laminated work surfaces over, stainless steel double sink and drainer unit with mixer tap, Range Master electric cooker stove with induction hob with a Range Master extractor fan, integral dishwasher, double American style fridge being plumbed with a drink and ice dispenser, Porcelain flooring, picture window enjoying views over the open countryside to the rear.



## KITCHEN/DINING ROOM (SECOND IMAGE)



## KITCHEN/DINING ROOM (THIRD IMAGE)



## UTILITY ROOM

11' 0" x 9' 7" (3.35m x 2.92m). With a range of fitted floor cupboards with stainless steel sink and drainer unit, plumbing for automatic washing machine, extractor fan, Porcelain tiled flooring.



## SHOWER ROOM

With a double walk-in shower with rain effect attachment, low level flush w.c., pedestal wash hand basin, extractor fan, fully tiled walls.



## INNER HALLWAY

With side entrance door, large cloak cupboard, Porcelain tiled flooring.

## INTEGRAL GARAGE

19' 2" x 16' 3" (5.84m x 4.95m). With electric up and over door, air source heat pump and underfloor heating manifold.



## FIRST FLOOR

### LANDING

With access via an impressive timber staircase from the Reception Hall, a particular feature being its double glazed window with an attractive stained glass Sycamore tree silhouette, access to an insulated and boarded loft space via a drop down ladder, access to all Bedrooms.



### PRINCIPAL BEDROOM 1

25' 3" x 15' 7" (7.70m x 4.75m). With double aspect windows to the front and rear, double walk-in wardrobe cupboard, two radiators, T.V. point.



**BEDROOM 1 (SECOND IMAGE)****EN-SUITE TO PRINCIPAL BEDROOM 1**

8' 0" x 5' 8" (2.44m x 1.73m). A fully tiled suite with a vanity unit wash hand basin, low level flush w.c., double sized walk-in shower with wall mounted shower, extractor fan, heated towel rail.

**VIEW FROM BEDROOM 1****BEDROOM 2**

18' 7" x 15' 7" (5.66m x 4.75m). With double aspect windows to the front and side, two radiators, access to a fully insulated loft space with electricity.

**EN-SUITE TO BEDROOM 2**

12' 0" x 4' 0" (3.66m x 1.22m). A stylish bathroom suite with a low level flush w.c., pedestal wash hand basin, double sized walk-in shower with wall mounted shower, heated towel rail, part tiled walls, extractor fan.



### BEDROOM 3

12' 0" x 13' 5" (3.66m x 4.09m). With radiator.



### BEDROOM 4

11' 5" x 11' 4" (3.48m x 3.45m). With two double built-in wardrobes, radiator, fantastic views to the rear over the open countryside.



### FAMILY BATHROOM

12' 2" x 10' 8" (3.71m x 3.25m). Recently refurbished with a panelled bath with mixer tap and shower attachment, corner shower unit with directional jets/shower attachment, vanity unit with wash hand basin, low level flush w.c., being fully tiled, extractor fan, airing cupboard.



### EXTERNALLY

#### GARDEN

Private and not overlooked. The property enjoys a convenient and prominent plot on the edge of the popular Market Town of Llanybydder. The garden itself enjoys a wrap around open aspect decking (88 sq m) with a fencing surround and enjoying breath taking views overlooking the surrounding Teifi Valley countryside. Stairs leading down to lawned areas.



## VEGETABLE GARDEN

To the side of the property lies raised beds with established vegetable garden.



## GREENHOUSE



## FRONT GARDEN

To the front and side of the property lies lovingly maintained flower borders bringing life and colour all year round and truly bringing the property to life.



## PARKING AND DRIVEWAY

A pillared and tarmacadamed driveway with ample parking for up to eight vehicles.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS FROM PROPERTY



## AGENT'S COMMENTS

An impressive modern Family home with impressive qualities throughout.

## VIDEO

Video available on our Website –  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

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

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available, privately owned solar panels with 18 years remaining on current feed-in tariff with an approximate income of £700.00 per annum.

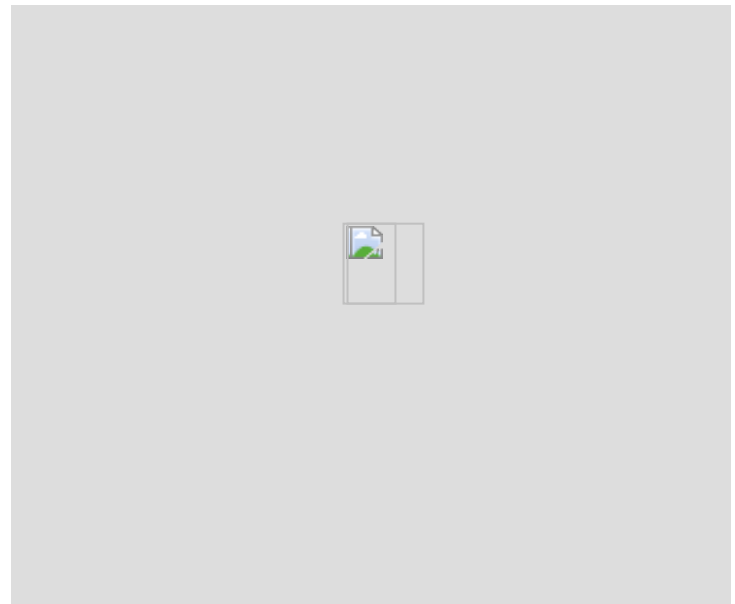
## Directions

From Lampeter take the A485 road via Cwmann to Llanybydder. By the 'Nisa Supermarket' and 'Crosshands Public House' on the main square turn left for Llansawel and Rhydcymerau. Continue along this road proceeding for about half a mile. The property will be seen off the road 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 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 |   |           |
| (92-100) <b>A</b>                           |   |           |
| (81-91) <b>B</b>                            | 88  | 88        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (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  |           |



