

*The perfect Family home. A well appointed 3 bedroomed semi detached house with large garden and private parking. Alltyblacca, near Llanybydder, West Wales*



**5 Bro Teify, Alltyblacca, Llanybydder, Ceredigion. SA40 9SR.**

**£169,950**

**REF: R/4584/LD**

\*\*\* Attention 1st Time Buyers/Family Occupiers \*\*\* A highly appealing property \*\*\* Spacious and well appointed 3 bedroomed semi detached house \*\*\* Recently fitted modern shower room

\*\*\* Extensive level lawned garden to the side \*\*\* Front and rear low maintenance courtyard \*\*\* Useful range of outhouses \*\*\* Private off street parking for two vehicles \*\*\* Enjoying superb views over the Pencarreg Mountain Range

\*\*\* Centre of Village location on a popular cul-de-sac \*\*\* 1 mile from the popular Market Town of Llanybydder which offers a good range of local amenities \*\*\* 4 miles from Lampeter and a 20 minute drive to the Cardigan Bay Coast \*\*\* On a regular bus route \*\*\* A deceptive property that deserves early viewing



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Well situated in the popular rural Community of Alltyblacca in the Teifi Valley, being approximately 1 mile distant from the Village of Llanybydder and some 4 miles from the University Town of Lampeter. The property is also convenient to the larger County Town and Administrative Centre of Carmarthen to the South and with the University Town Coastal Resort and Administrative Centre of Aberystwyth to the North. The property is also only a short walk from a regular bus route.

## GENERAL DESCRIPTION

A deceptive and charming semi detached house offering spacious 3 bedroomed accommodation with fantastic outdoor space. The property provides an ideal opportunity for 1st Time Buyers or Family Occupiers with a newly fitted modern bathroom suite along with double glazing and oil fired central heating.

Externally lies the true beauty with an extensive side lawned garden area, to the front a courtyard style garden and to the rear a low maintenance yard area with useful outhouses. The property benefits from its own off street parking area for two vehicles.

A property deserving early viewing.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, radiator.

## LIVING ROOM

13' 10" x 10' 2" (4.22m x 3.10m). With radiator, modern tiled open fireplace.



## KITCHEN

11' 9" x 6' 2" (3.58m x 1.88m). A Pine 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, plumbing and space for automatic washing machine, radiator, two windows overlooking the side garden.





## DINING ROOM

11' 6" x 11' 5" (3.51m x 3.48m). The central point being the oil fired Rayburn Range for room heating purposes.



## UTILITY ROOM

With rear entrance door to the rear yard area.

## FIRST FLOOR

### LANDING

With access to the loft space, radiator.

## SHOWER ROOM

Recently modernised with aqua boarded walls throughout, walk-in shower facility with Triton electric shower, low level flush w.c., modern vanity unit with wash hand basin, heated towel rail.



## FRONT BEDROOM 1

13' 5" x 11' 4" (4.09m x 3.45m). With radiator, built-in wardrobes, enjoying views over the Pencarreg Mountain Range and Teifi Valley.



## REAR BEDROOM 2

13' 5" x 11' 6" (4.09m x 3.51m). With radiator.



## REAR BEDROOM 3

9' 4" x 7' 8" (2.84m x 2.34m). With radiator, built-in wardrobes.



## EXTERNALLY

### USEFUL RANGE OF OUTHOUSES



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### WORKSHOP

10' 3" x 5' 2" (3.12m x 1.57m).

### GARDEN SHED

7' 0" x 5' 7" (2.13m x 1.70m).

### FURTHER STORE SHED

7' 0" x 5' 7" (2.13m x 1.70m).

### OUTSIDE UTILITY ROOM

9' 0" x 5' 7" (2.74m x 1.70m). With low level flush w.c.

### YARD AREA

To the rear of the property lies a tarmacadamed yard area being low maintenance and enclosed with access to the outhouses.



## GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).

### FRONT GARDEN

With a patio area with established and mature shrubbery, ramp access onto the parking area.

### SIDE LAWNED GARDEN AREA

An extensive level lawned garden area is located to the side of the property being well kept by the current Owners and provides fantastic outdoor space whilst also enjoying breath taking views over the Pencarreg Mountain Range and Teifi Valley.

### GARDEN



### GARDEN (SECOND IMAGE)





## PARKING AND DRIVEWAY

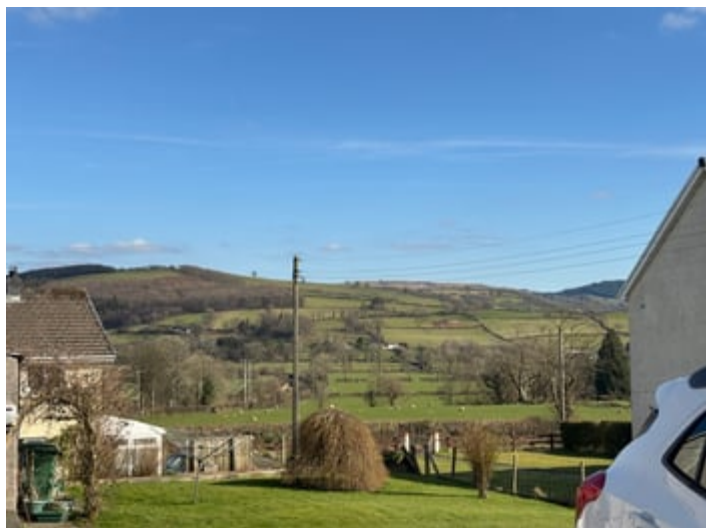
Private off street parking for two vehicles.



## FRONT OF PROPERTY



## VIEWS FROM PROPERTY



## AGENT'S COMMENTS

A highly appealing Family home in a sought after locality with great views.

## 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 Ceredigion County Council. Council Tax Band for the 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, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

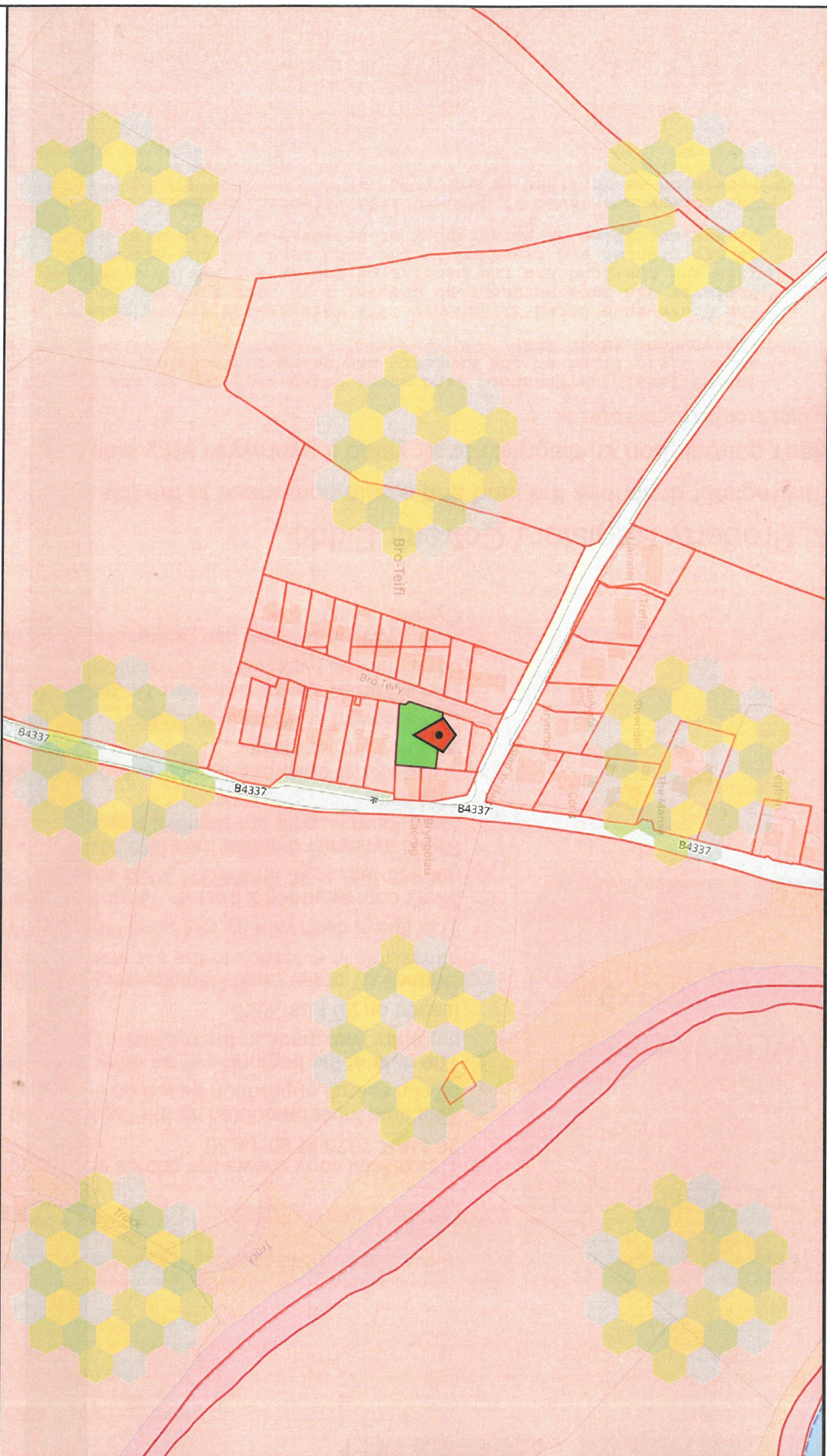


BETA



# MapSearch Snapshot

ge 1



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

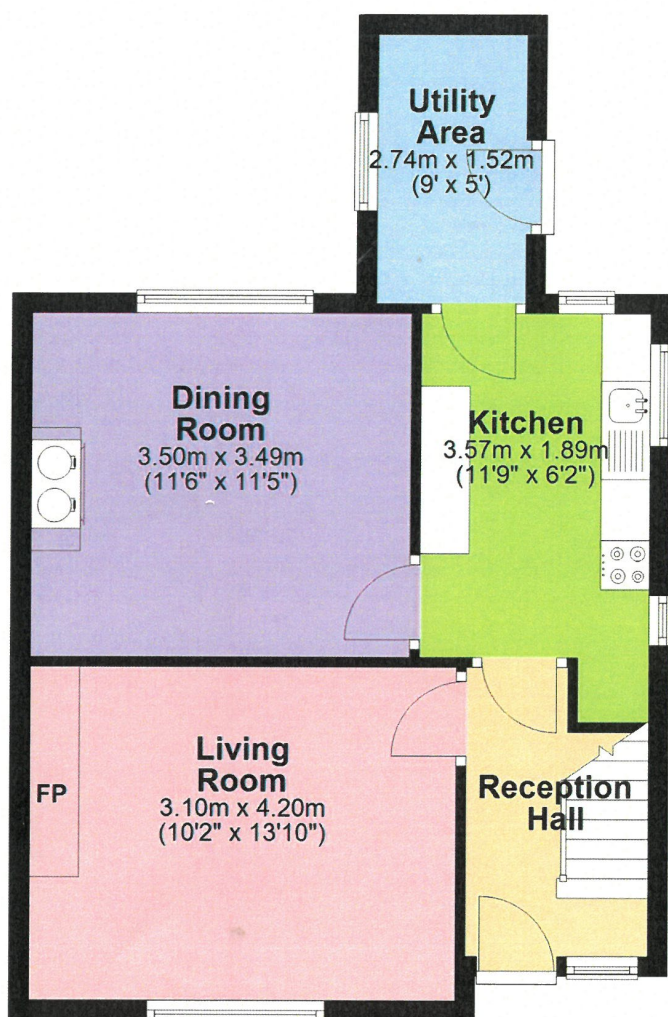
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Data last updated 10:00pm 25 MARCH, 2025



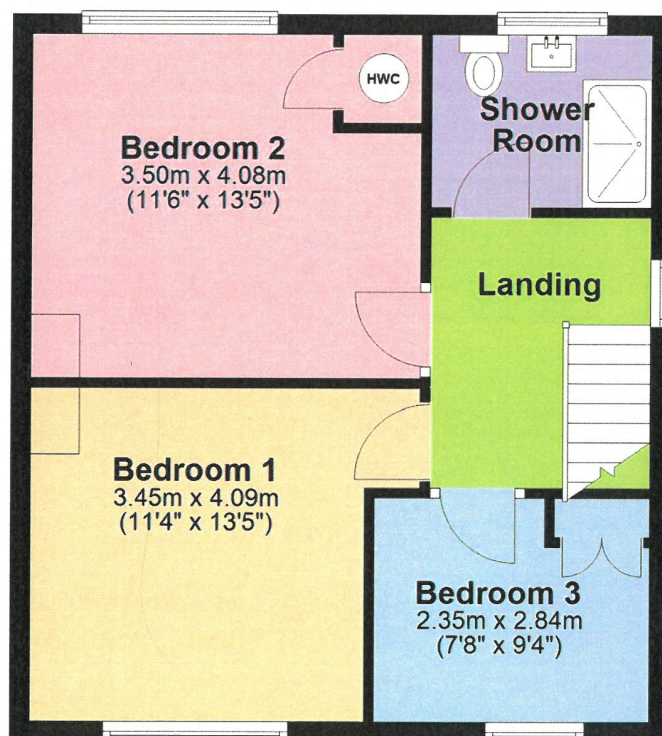
## Ground Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 95.0 sq. metres (1022.3 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**5 Bro Teifi, Alltyblacca, Llanybydder**

**Council Tax:** Band B

N/A

**Parking Types:** Off Street. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (48)

**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

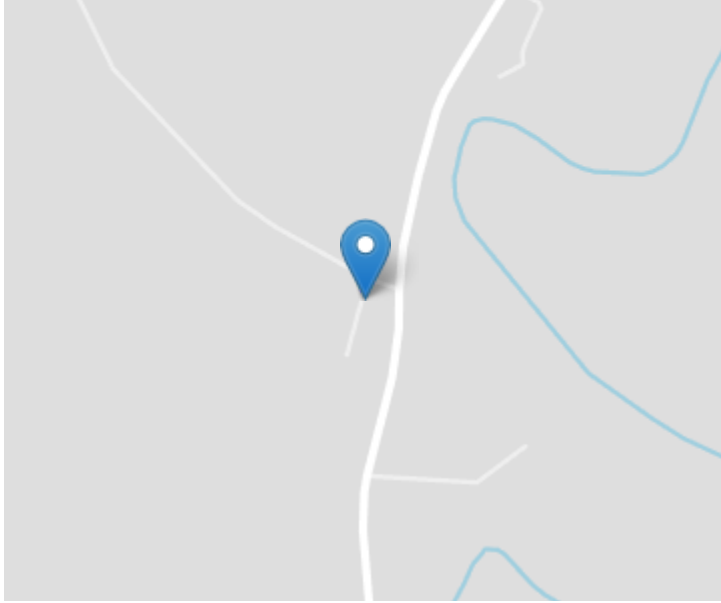
**Is the property listed?** No

**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


From Lampeter take the A485 road. Continue to the Village of Llanwnnen. At the mini roundabout In Llanwnnen turn first left onto the B4337 road. Continue to the Village of Alltyblacca. On leaving the Village take a right hand turning and then left into Bro Teify. Number 5 will be the second property 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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## 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>	48	
(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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T: 01570 423623

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