

A spacious well appointed 3 bedroomed semi detached house with recently landscaped garden, garage/workshop and ample parking. Llanybydder, West Wales



Morlais House, Alltyblacca, Llanybydder, Ceredigion. SA40 9SP.

£225,000

REF: R/4762/LD

*** Spacious and well appointed Family home *** 3 double bedrooms, modern kitchen and bathroom *** Convenient location just on the outskirts of the Market Town of Llanybydder *** Well presented and recently decorated throughout *** Oil fired central heating, UPVC double glazing and good Broadband connectivity

*** Recently landscaped garden with pergola, patio and lawned area *** Useful garage and workshop *** Gated tarmacadamed driveway with ample parking

*** A comfortable and well positioned Family home *** Enjoying fantastic rural views over the Teifi Valley to the front and rear *** Walking distance to the popular Market Town of Llanybydder *** Commuting distance to the larger Towns of Lampeter, Carmarthen and Aberystwyth *** A short drive to nearby Primary and Secondary Schooling *** Cardigan Bay Coast only a 20 minute drive *** A traditional double fronted property deserving early viewing *** Walk Through Video Tour available



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LOCATION

Well situated within walking distance of the Teifi Valley Market Town of Llanybydder which offers a good range of amenities including Shops, Post Office, Doctors Surgery, Chemist, Primary School, only some 5 miles from the University Town of Lampeter and some 17 miles North from the County Town and Administrative Centre of Carmarthen with access to the National Rail and Motorway Network connections.

GENERAL DESCRIPTION

A comfortable and well appointed semi detached house offering 3 double bedroomed accommodation with a modern kitchen and bathroom. The property has recently been re-decorated throughout and now offers a delightful home for the whole Family.

Externally the garden has been landscaped and now offers a large patio and pergola with lawned area and block paver, an extensive tarmacadamed driveway and a useful garage and workshop.

In all a highly appealing Family home in a convenient edge of Town location within close proximity to the Cardigan Bay Coast.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

REAR ENTRANCE PORCH

Of UPVC construction with rear entrance door, laminate flooring.

INNER HALLWAY

With tiled flooring.

KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m). A modern fitted kitchen with a range of wall and floor units with hardwood work surfaces

over, stainless steel 1 1/2 sink and drainer unit with mixer tap, electric cooker point and space, plumbing and space for automatic washing machine, Worcester oil fired combi boiler, radiator, tiled flooring.



KITCHEN (SECOND IMAGE)



SITTING ROOM/OFFICE/HOBBY ROOM

10' 3" x 9' 9" (3.12m x 2.97m). With radiator, laminate flooring, fitted floor cupboards and drawers with work surfaces over, sliding patio doors to the rear garden.



LIVING ROOM

25' 0" x 10' 0" (7.62m x 3.05m). A spacious Family area recently being decorated throughout, painted stone open fireplace with electric fire inset, three radiators, UPVC front entrance door, open tread staircase to the first floor accommodation, two windows to the front.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



FIRST FLOOR

FRONT LANDING

With staircase leading from the Living Room.



FRONT BEDROOM 1

13' 8" x 12' 1" (4.17m x 3.68m). With radiator, fine views to the front over the Teifi Valley.



FRONT BEDROOM 2

10' 2" x 9' 9" (3.10m x 2.97m). With radiator, fine views to the front over the Teifi Valley.



REAR LANDING

With airing cupboard with radiator and shelving area.

REAR BEDROOM 3

12' 6" x 9' 9" (3.81m x 2.97m). With radiator, fine views over the rear recently landscaped garden and open fields beyond.



BATHROOM

10' 0" x 9' 9" (3.05m x 2.97m). With a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, radiator, built-in linen cupboard, chrome heated towel rail.



EXTERNALLY

GARAGE

19' 2" x 10' 2" (5.84m x 3.10m). With double entrance door, side service door.



GARAGE (INTERNAL)



WORKSHOP

10' 2" x 14' 0" (3.10m x 4.27m). With electricity connected.



GARDEN

A particular feature of the property is its recently landscaped garden area which now provides a Family friendly area with a level lawn along with a large patio with a Bespoke pergola all of which being private and not overlooked and providing a fantastic outdoor entertainment and seating area whilst also being low maintenance.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



FRONT COURTYARD GARDEN

Recently gravelled with raised beds.



PARKING AND DRIVEWAY

A tarmacadamed driveway lies to the side of the property with ample parking area.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW TO THE FRONT



PLEASE NOTE

The neighbouring Farmer does have a right of way easement over the driveway onto the gated entrance to his field.

AGENT'S COMMENTS

A well appointed spacious Family home in a convenient location.

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 - '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.

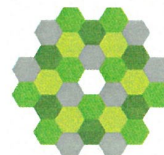
Services

We are informed 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.

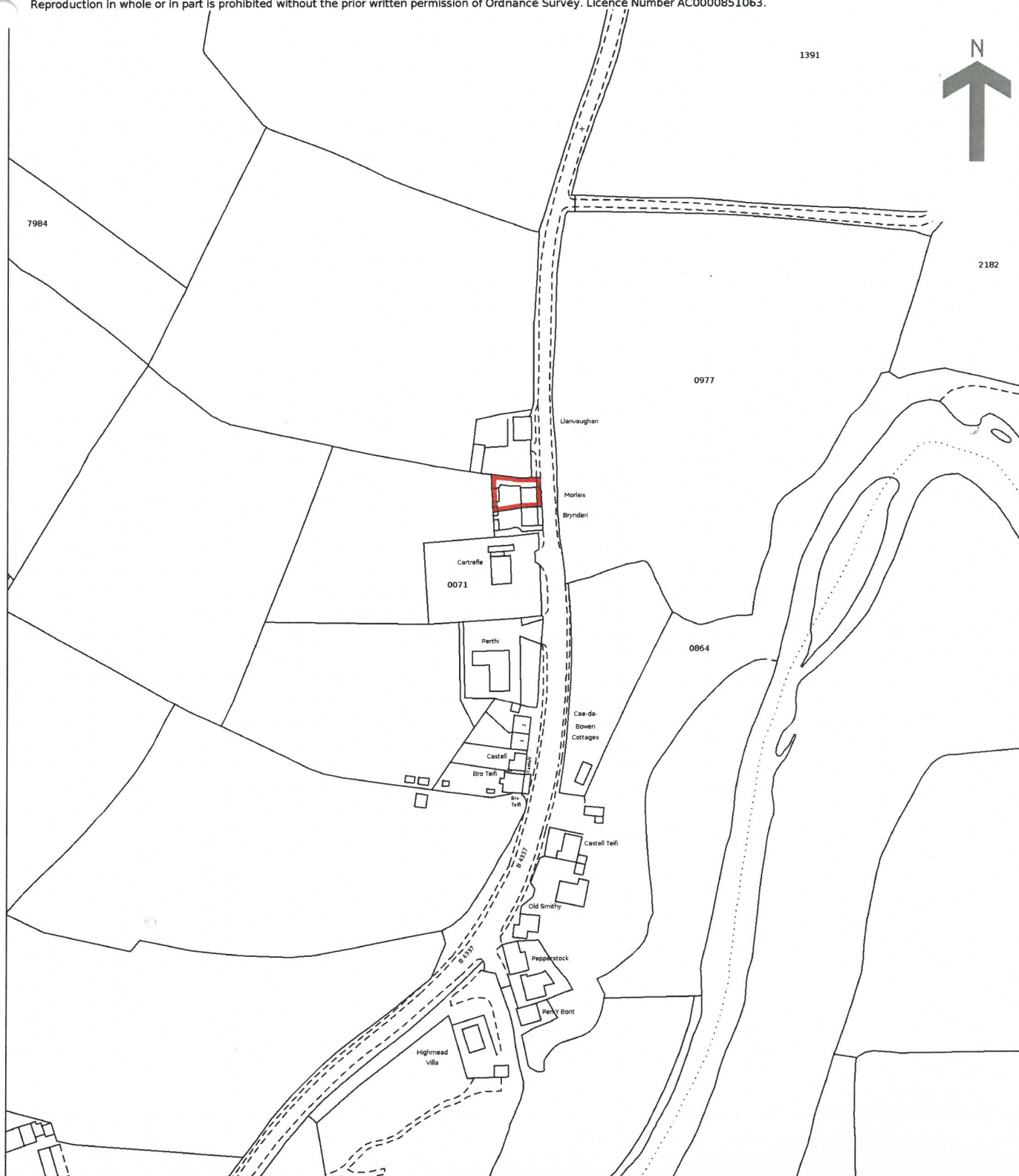
HM Land Registry

Official copy of title plan

Title number **CYM8076**
Ordnance Survey map reference **SN5244NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Gated.
Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (52)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

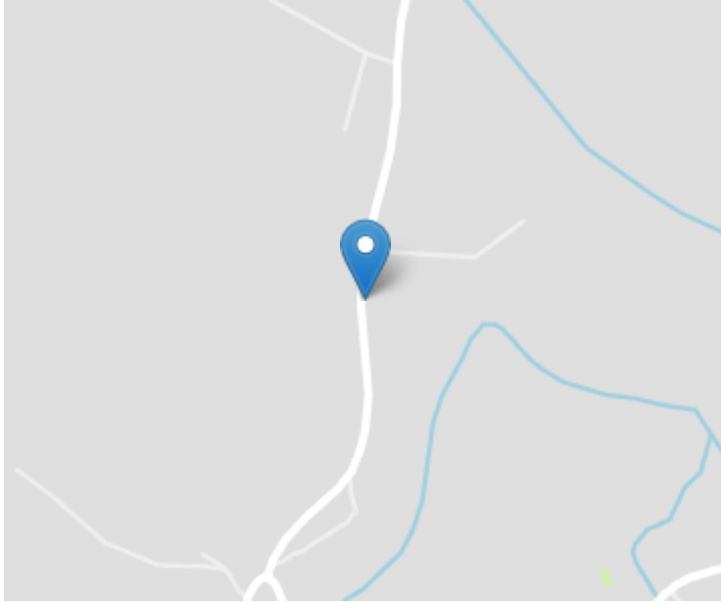
Any risk of coastal erosion? No

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 A475 road towards Newcastle Emlyn to the Village of Llanwnnen. Turn immediately left after the mini roundabout onto the B4337 Llanybydder road. Continue through the Village of Altyblacca heading down and entering the Village of Llanybydder. The property will be located thereafter on your right 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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