

*A South facing well situated 3 bedroomed country bungalow set in a larger than average plot. Near Llanbydder, West Wales*



**Bronhyfryd, Alltyblacca, Llanbydder, Ceredigion. SA40 9ST.**

**£249,950**

**REF: R/4476/LD**

\*\*\* An attractive and elevated position \*\*\* Detached 3 bedroomed, 2 bathroomed country bungalow \*\*\* Deceptively spacious Family accommodation \*\*\* Positioned on a larger than average plot \*\*\* Oil fired central heating and double glazing

\*\*\* Ample parking to the front \*\*\* Detached garage \*\*\* Various garden sheds and greenhouse \*\*\* Terraced lawned garden area to the front - Potential further parking \*\*\* A rear terraced garden being a blank canvas - Private and not overlooked with great opportunities and potential for a fantastic garden \*\*\* A range of mature shrubs and trees \*\*\* Potential to develop the garden further

\*\*\* A great opportunity awaits \*\*\* Fantastic rural views over the renowned Teifi Valley \*\*\* Conveniently located - Being 5 miles from the University Town of Lampeter and 1 mile from the Market Village of Llanbydder \*\*\* Don't miss out - Contact us today to view



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## LOCATION

Well situated in the popular rural Community of Alltyblacca in the Teifi Valley, being approximately 1 mile distant from the Market Village of Llanybydder, some 5 miles from the University Town of Lampeter and also convenient to the larger County Town of Carmarthen, to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North.



## GENERAL DESCRIPTION

Bronhyfryd is a pleasantly positioned country bungalow benefiting from oil fired central heating and double glazing. It has spacious 3 bedroomed, 2 bathroomed accommodation.

The property sits on a larger than average plot with a large terraced lawned garden to the front and rear being private and not overlooked and enjoying fantastic views over the Teifi Valley. There is also a detached garage/workshop and various garden sheds and a greenhouse.

This is an ideal Family property or for those seeking retirement living.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

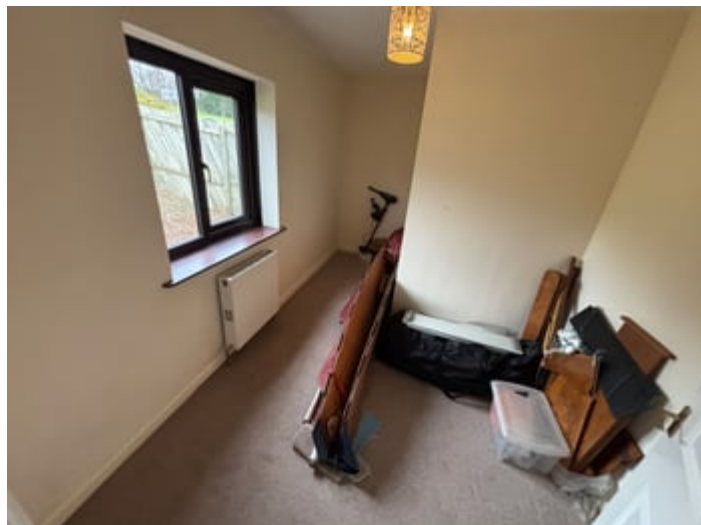
## RECEPTION HALL

With radiator, built-in cloak cupboard, access to insulated loft space.



## BEDROOM 3

8' 2" x 7' 3" (2.49m x 2.21m). Being 'L' shaped, with radiator.



## FAMILY BATHROOM

With panelled bath, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## MASTER BEDROOM

11' 9" x 11' 4" (3.58m x 3.45m). With French doors opening onto the rear garden, walk-in wardrobe.



## EN-SUITE SHOWER ROOM

With wash hand basin, heated towel rail, extractor fan, tiled shower cubicle with Triton electric shower, low level flush w.c.



## BEDROOM 2

10' 6" x 8' 2" (3.20m x 2.49m). With built-in wardrobes, radiator.



## LIVING ROOM

18' 0" x 11' 6" (5.49m x 3.51m). With two pairs of French doors opening onto and overlooking the South facing rear garden, French doors opening onto the Hallway, two radiators.



## LARGE KITCHEN/DINER

In open plan - 24' 2" x 15' 6" (7.37m x 4.72m). With fitted wall and floor units, electric hob and electric oven beneath with extractor fan over, 1 1/2 bowl single drainer stainless steel sink unit, fridge space, radiator, telephone point, French door opening onto the patio area, two radiators.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## UTILIUTY ROOM

8' 3" x 5' 7" (2.51m x 1.70m). With side half glazed entrance door, combination oil fired Worcester boiler running all domestic systems, plumbing for automatic washing machine, fitted counter.



## EXTERNALLY

### GARDEN

Situated in a larger than average plot with an extensive terraced lawned garden area to the front and rear currently in need of re-establishment and offers a blank canvas. It enjoys fantastic vista points over the surrounding Teifi Valley and could lend itself perfectly for a Family garden. It enjoys a South facing aspect.



**GARDEN (SECOND IMAGE)**



**GARDEN (THIRD IMAGE)**



**VARIOUS GARDEN SHEDS**



**GREENHOUSE**



**DETACHED GARAGE**

Located at the base of the rear garden.



**PARKING AND DRIVEWAY**

A concreted driveway with ample parking space to the front and side of the property.



**FRONT OF PROPERTY**

## REAR OF PROPERTY



## AGENT'S COMMENTS

A South facing well situated 3 bedroomed country bungalow set in a larger than average plot.

## 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 Ceredigion County Council. Council Tax Band for the property - 'E'.

## 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.



Bronhyfryd SA40 9ST



MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Lateral living. Level access shower.

**EPC Rating:** D (62)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

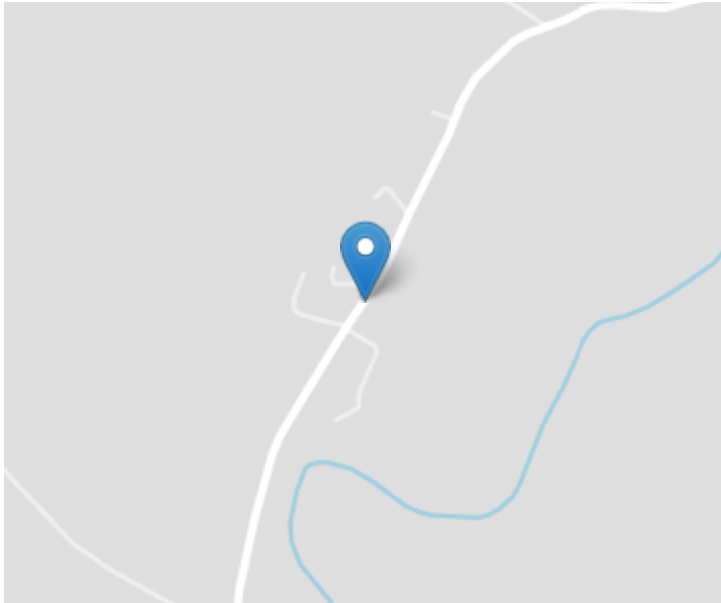
**Any risk of coastal erosion?** No

**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 West towards Newcastle Emlyn. In Llanwnnen turn left (just after proceeding over the mini roundabout) onto the B4337 for Alltyblacca. Continue for approximately 1 mile and the property will be the third bungalow below the road on the 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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(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	

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

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