

*A well positioned 3 bedroomed semi detached house with generous grounds. Centre of Village.  
Llanybydder, West Wales*



**2 Heol Y Gaer, Llanybydder, Carmarthenshire. SA40 9RX.**

**£170,000**

**REF: R/3938/LD**

\*\*\* No onward chain \*\*\* A well positioned semi detached house \*\*\* Spacious 3 bedroomed accommodation \*\*\* In need of general modernisation and updating \*\*\* Oil fired central heating and UPVC double glazing \*\*\* The perfect Family home or suiting 1st Time Buyers

\*\*\* Extensive grounds - With lawned garden to the front and rear \*\*\* Off street gravelled parking to the front \*\*\* Greenhouse, garden shed and outhouse

\*\*\* Centre of Town position \*\*\* A short walk to the Children's Play Area, Village Green and all Village amenities \*\*\* Enjoying fantastic views to the rear \*\*\* Within close proximity to the University Town of Lampeter and the Cardigan Bay Coast \*\*\* Only a 25 minute drive to the County Town of Carmarthen \*\*\* Short walk to a regular Bus Route



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## LOCATION

Well situated in a popular residential locality in the busy Market Town of Llanybydder nestled in the Teifi Valley. Llanybydder offers a good range of local amenities including Doctors Surgery, Chemist, Shops, Public Houses and excellent local facilities, with play are and football pitch. Only some 6 miles distant from the University Town of Lampeter and some 17 miles North from the County Town and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this well positioned and spacious 3 bedroomed semi detached house sitting within a generous plot in a convenient residential estate.

The property is in need of general modernisation and updating but offers comfortable 3 bedroomed accommodation benefiting from oil fired central heating and UPVC double glazing.

Externally it sits within a generous plot with an extensive lawned garden to the front and rear with an off street gravelled parking area. To the rear the garden is gently sloping and benefits from an outhouse, various garden sheds and a greenhouse, all of which enjoying fine views to the rear.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Having access via an UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard.

### LIVING ROOM



12' 8" x 11' 9" (3.86m x 3.58m). With radiator and modern tiled open fireplace.

### KITCHEN



19' 9" x 10' 4" (6.02m x 3.15m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit with mixer tap, integrated oven, 4 ring hob, modern tiled fireplace with an inset stove, two radiators, Worcester oil fired central heating boiler, UPVC rear entrance door.

## FIRST FLOOR

### LANDING

Having access to the loft space.



**BATHROOM/WET ROOM**

A modern suite with a wet room shower facility, low level flush w.c., pedestal wash hand basin, extractor fan, radiator.

**REAR BEDROOM 2**

10' 9" x 9' 9" (3.28m x 2.97m). With radiator, airing cupboard with hot water cylinder and immersion.

**FRONT BEDROOM 1**

12' 1" x 11' 5" (3.68m x 3.48m). With built-in wardrobes, radiator.

**FRONT BEDROOM 3**

8' 9" x 8' 4" (2.67m x 2.54m). With radiator.

**EXTERNALLY****GARDEN**

A particular feature of this property is its extensive plot with a lawned garden located to the front and rear. The front garden is level with various mature shrubs and to the rear a gently sloping garden area again laid to lawn with various outhouses.

**FRONT GARDEN**



REAR GARDEN



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



REAR GARDEN (FOURTH IMAGE)



OUTSIDE W.C.

OUTHOUSE



VARIOUS GARDEN SHEDS

GREENHOUSE

FRONT OF PROPERTY



## REAR OF PROPERTY



### AGENT'S COMMENTS

A well positioned semi detached property suiting 1st Time Buyers or Family Occupiers.

### 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 Carmarthenshire County Council. Council Tax Band for the property - 'C'.

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</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 	



### Directions

From Lampeter take the A485 road to Llanybydder. After passing through the main square take the next left hand turning into Heol Y Gaer. Proceed into the Estate and the property will be the second 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'.

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<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 beautiful property, contact us:

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