

A well positioned 3 bedroomed semi detached house with front and rear garden, parking and garage. Llanybydder, West Wales



Arosfa, ., Llanybydder, Carmarthenshire. SA40 9RL.

£165,000

REF: R/4599/LD

- *** No onward chain - Priced to sell
- *** Well positioned and convenient
- *** A sizeable 3 bedroomed semi detached house
- *** In need of general modernisation and updating
- *** The perfect Family home in a centre of Village location
- *** Low maintenance and pleasant front and rear lawned gardens
- *** Concreted driveway to the side with ample parking
- *** Detached garage - In need of work
- *** Walking distance to all Village amenities
- *** Viewings highly recommended - Contact us today



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Llanybydder is a Market Village which lies on the River Teifi and has a range of local amenities including Doctors Surgery, Primary School, Public Houses and Shops. The University Town of Lampeter is approximately 5 miles away with a wider range of amenities including Supermarkets, Local Shops, Public Houses and Restaurants, Places of Worship, Primary and Secondary Schooling and the University of Wales Trinity Saint David Campus. The property lies 17 miles from the County Town and Administrative Centre of Carmarthen with access to the M4 Motorway and National Rail Networks and Glangwili Hospital.

GENERAL DESCRIPTION

The property provides spacious 3 bedroomed accommodation that is in need of general modernisation and updating. It enjoys a convenient location within the Village with a pleasant front and rear garden, off street parking and a garage.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Accessed via a UPVC front entrance door.

RECEPTION HALL

With staircase to the first floor accommodation, understairs storage cupboard, radiator.



LIVING ROOM

11' 6" x 13' 6" (3.51m x 4.11m). With radiator, archway through to the Dining Room.



DINING ROOM

12' 1" x 11' 2" (3.68m x 3.40m). With radiator, in-built glazed cabinet, electric fire.



KITCHEN

14' 5" x 10' 0" (4.39m x 3.05m). A fitted kitchen with a range of wall and floor units with work surfaces over, fitted electric

cooker, 4 ring hog with extractor hood over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, radiator.



FIRST FLOOR

LANDING

With radiator, access to the loft space.



BATHROOM

Having a 3 piece suite comprising of a low level flush w.c., pedestal wash hand basin, panelled bath with Triton shower over, radiator.



REAR BEDROOM 3

10' 2" x 9' 6" (3.10m x 2.90m). With radiator.



REAR BEDROOM 2

11' 4" x 11' 1" (3.45m x 3.38m). With radiator, 'Jack and Jill' built-in cupboard with hot water cylinder and immersion.



FRONT BEDROOM 1

11' 2" x 11' 5" (3.40m x 3.48m). With radiator, 'Jack and Jill' built-in wardrobe.



EXTERNALLY

GARAGE

17' 9" x 9' 4" (5.41m x 2.84m). In need of work with damage to the door and roof.

LEAN-TO STORE/COAL STORE

GARDEN

The property enjoys a pleasant front and rear lawned garden area being enclosed and offering great outside space.

PARKING AND DRIVEWAY

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



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well positioned Family home offering great potential.

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 - '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.

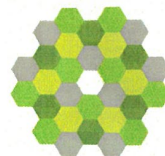
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating (not tested), double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

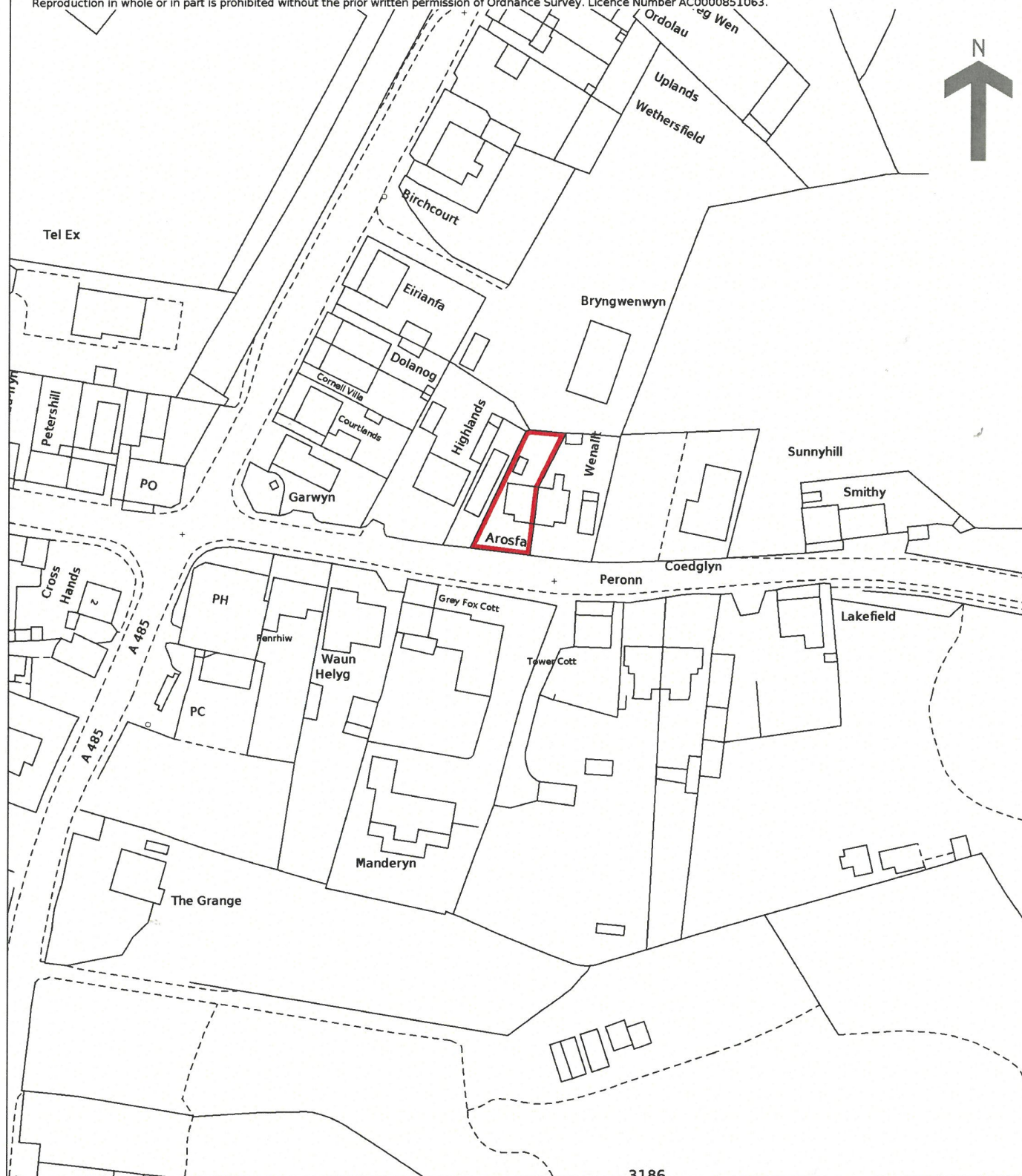
HM Land Registry

Official copy of
title plan

Title number **CYM182582**
Ordnance Survey map reference **SN5244SW**
Scale **1:1250**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band D

N/A

Parking Types: Driveway. Garage. 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: D (59)

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 travel South on the A482 towards Cwmnn. Just opposite 'E&M Motor Factors' turn right onto the A485 road towards Llanbydder and Carmarthen. Follow the road for approximately 4.5 miles. On reaching the centre of Llanbydder turn left at the crossroads just opposite the Shop onto the B4337 Rhydcymerau road. The property will then be seen 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

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'.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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