

A refurbished and substantial semi detached Victorian house with a delightful garden. Centre of Llanbydder, West Wales



Ordolau, Llanbydder, Llanbydder, Carmarthenshire. SA40 9QA.

£179,950

REF: R/4658/LD

*** A refurbished and substantial semi detached Victorian house *** Spacious four storied 5 bedroomed accommodation *** Modern kitchen *** Upgraded LPG central heating, double glazing and good Broadband connectivity *** Part internal wall insulation *** Centre of Village location *** Period character features retained throughout

*** Low maintenance terraced rear garden *** Stone and slate outhouse *** Vegetable garden *** Lawned areas *** Gravelled forecourt area with attractive iron railings

*** Perfect Family home *** Fantastic views to the front over Llanbydder and the Teifi Valley *** Convenient Village location - Within walking distance to a range of local amenities *** A great opportunity awaits - Must be viewed to be fully appreciated



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LOCATION

Llanybydder is a Market Village which lies on the River Teifi offering a range of local amenities including local Shops, Gym, Public Houses, Primary School and countryside pursuits. Lampeter is the closest larger University Town being approximately 5 miles away with a range of amenities, including Supermarkets, local Shops, Places of Worship, Primary and Secondary Schooling and the University of Wales Trinity St David's Campus. The County Town and Administrative Centre of Carmarthen is approximately 17 miles distant with access to the M4 Motorway and National Rail Network.

GENERAL DESCRIPTION

A refurbished and substantial Family home offering four storied 5 bedroomed accommodation. The property has been partly refurbished with a modern kitchen, upgraded central heating and part internal wall insulation. Although modernised it has retained many of its original features with timber floors, original doors and Victorian staircase.

The property enjoys a terraced lawned rear garden with a raised vegetable garden.

It offers a convenient centre of Village location with great views and amenities on your doorstep.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

GROUND FLOOR

IMPRESSIVE RECEPTION HALLWAY

Accessed via a solid front entrance door with glazed side panels with fan light over, radiator, Victorian timber staircase to the first floor accommodation with character architrave and ceiling rose, stripped wooden flooring.



RECEPTION HALLWAY (SECOND IMAGE)



LIVING ROOM

15' 4" x 14' 5" (4.67m x 4.39m) into bay. With double aspect windows to the front and side, two radiators, character architrave and central rose. T.V. point.



KITCHEN

14' 4" x 12' 2" (4.37m x 3.71m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated dishwasher, Neff slide and hide oven and integrated microwave, radiator, stripped wooden flooring,



KITCHEN (SECOND IMAGE)



UTILITY ROOM

11' 5" x 9' 7" (3.48m x 2.92m). With fitted floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, rear entrance door.



LOWER GROUND FLOOR

CELLAR ROOM 1

15' 2" x 14' 9" (4.62m x 4.50m). With Victorian feature fireplace, window opening onto the front courtyard, original feature of a slate creamer.



CELLAR ROOM 2

18' 0" x 7' 9" (5.49m x 2.36m). With former coal shute.

FIRST FLOOR

FAMILY BATHROOM

9' 9" x 8' 5" (2.97m x 2.57m). Having a traditional 3 piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin, low level flush w.c, radiator.



FRONT LANDING

Leading to



REAR BEDROOM 1

14' 7" x 11' 6" (4.45m x 3.51m). With Victorian cast iron fireplace with timber surround, large window overlooking the rear garden, radiator, picture rail.



FRONT BEDROOM 2/FIRST FLOOR LIVING ROOM

16' 3" x 14' 7" (4.95m x 4.45m) into bay. With Victorian fireplace with marble effect surround on a tiled hearth, double aspect windows, radiator.



FRONT BEDROOM 3

9' 8" x 9' 4" (2.95m x 2.84m). With radiator, picture rail.



SECOND FLOOR

SECOND FLOOR LANDING

With Victorian staircase leading from the Front Landing

BEDROOM 4

12' 3" x 6' 0" (3.73m x 1.83m). With Bespoke built-in wardrobes, electric radiator, exposed 'A' framed beams.



BEDROOM 5

10' 2" x 8' 2" (3.10m x 2.49m). With electric radiator, exposed 'A' framed beams.



EXTERNALLY

FRONT COURTYARD

Laid to gravel with attractive Victorian iron railings with slate steps leading onto the front pillared porch.



REAR GARDEN

A well maintained terraced rear garden area with steps leading from the rear entrance door and side pathway. It offers private outdoor steps with original stone wall boundary. The garden has been laid mostly to lawn with various flower and shrub borders and raised vegetable garden area.



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



RANGE OF OUTHouses

To the rear of the garden lies a useful range of outhouses of stone and slate construction.



PARKING AND DRIVEWAY

Please note that there is no designated parking with the property. There lies a lay-by 20 yards from the property.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A substantial and sought after Village residence offering ample accommodation.

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 Carmarthenshire County Council. Council Tax Band for the property - 'D'.

MONEY LAUNDERING REGULATIONS

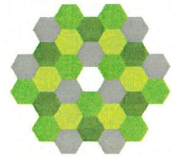
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

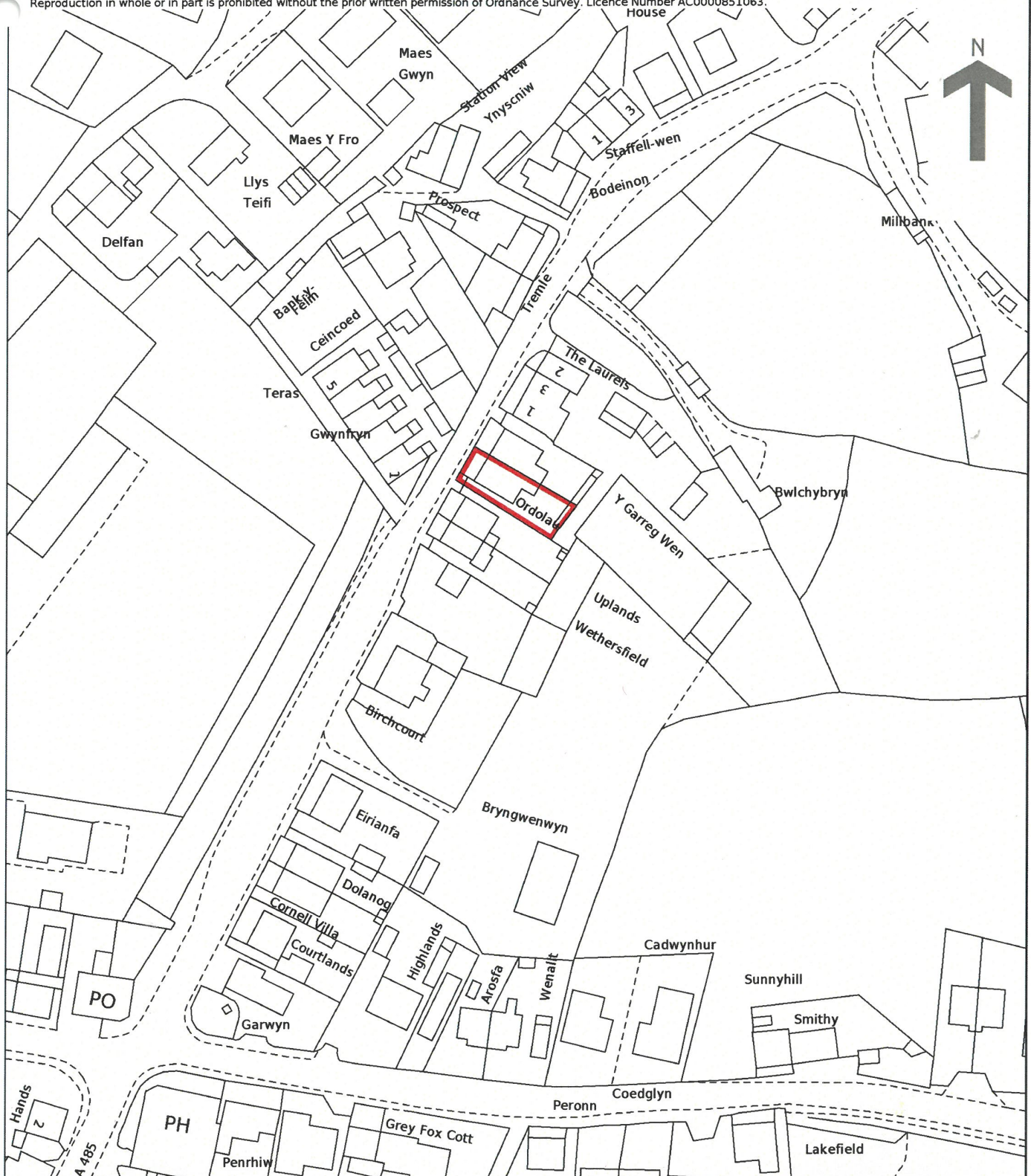
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, upgraded LPG central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

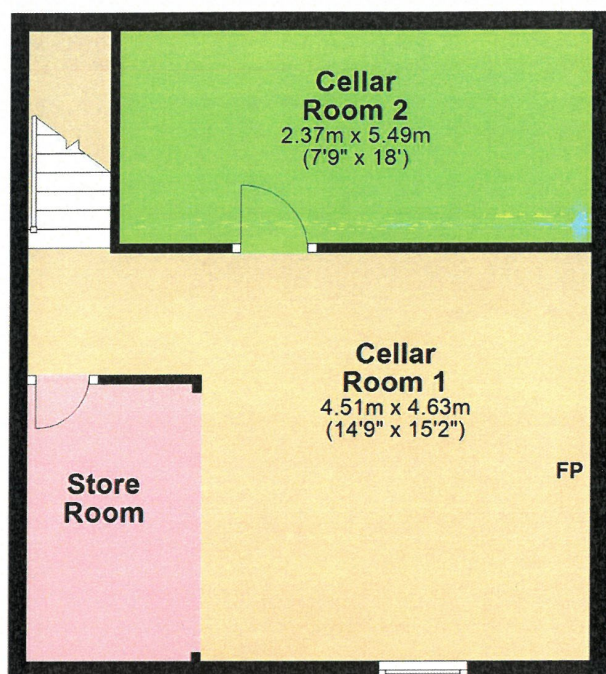
Title number **CYM537659**
Ordnance Survey map reference **SN5244SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir**
Gaerfyrddin



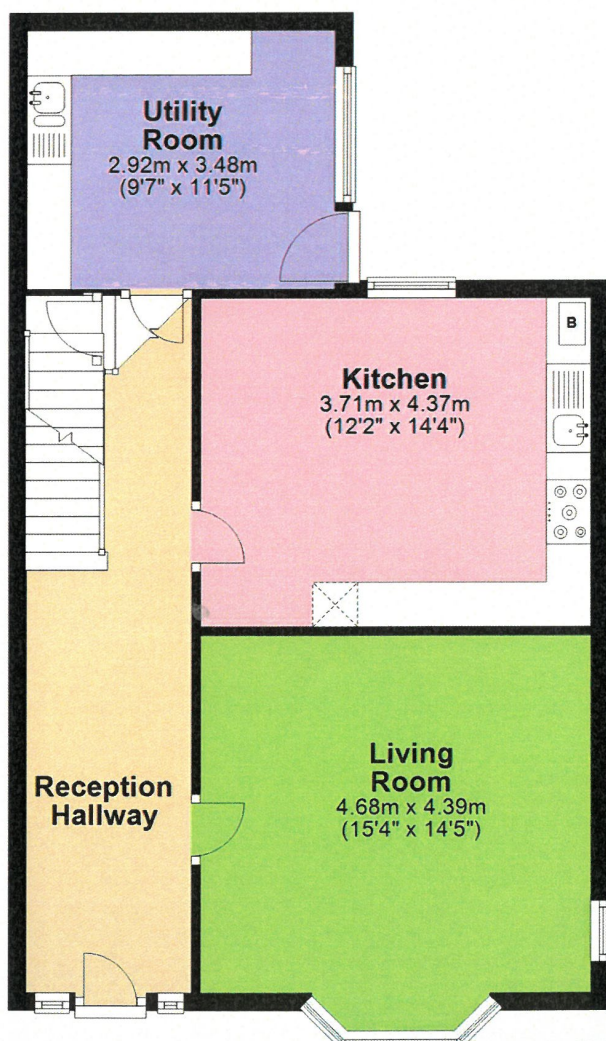
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Lower Ground Floor



Ground Floor

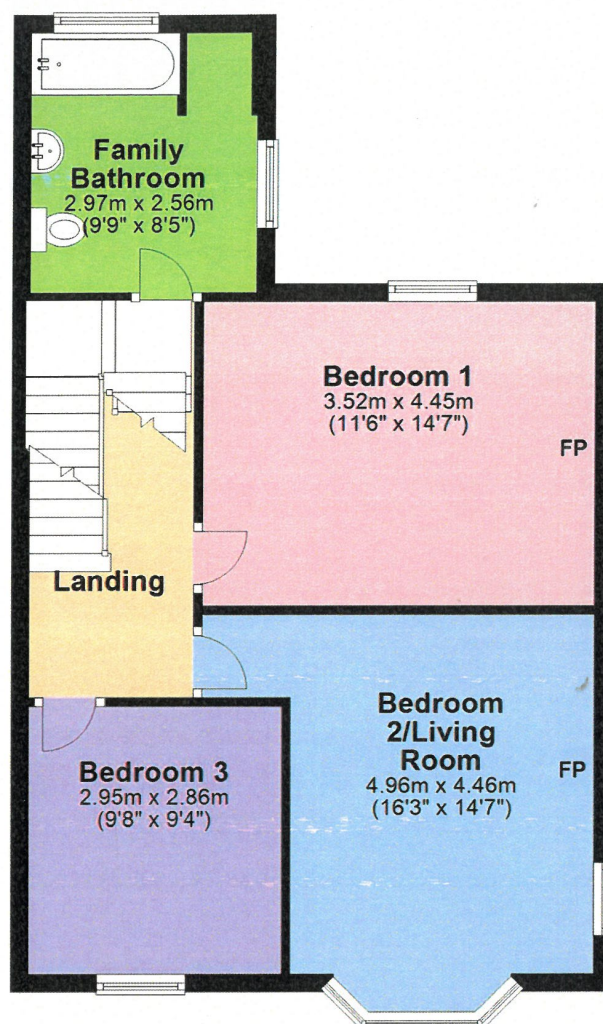


Total area: approx. 201.3 sq. metres (2167.1 sq. feet)

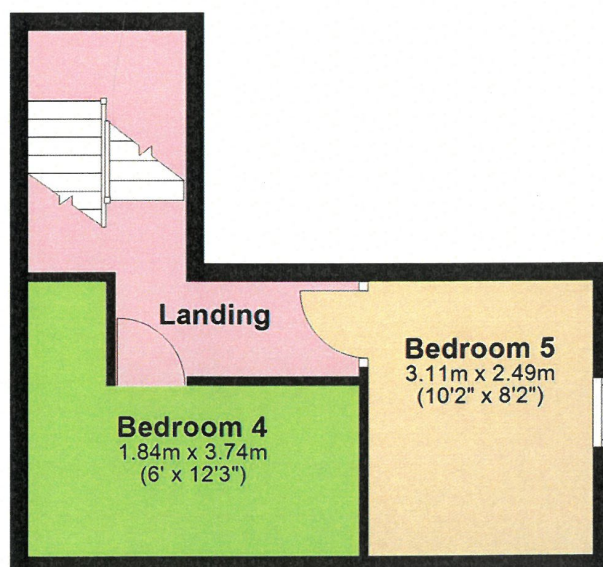
The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Ordolau, Llanybydder

First Floor



Second Floor



Council Tax: Band D

N/A

Parking Types: No Parking Available. Not Allocated.

Heating Sources: Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

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

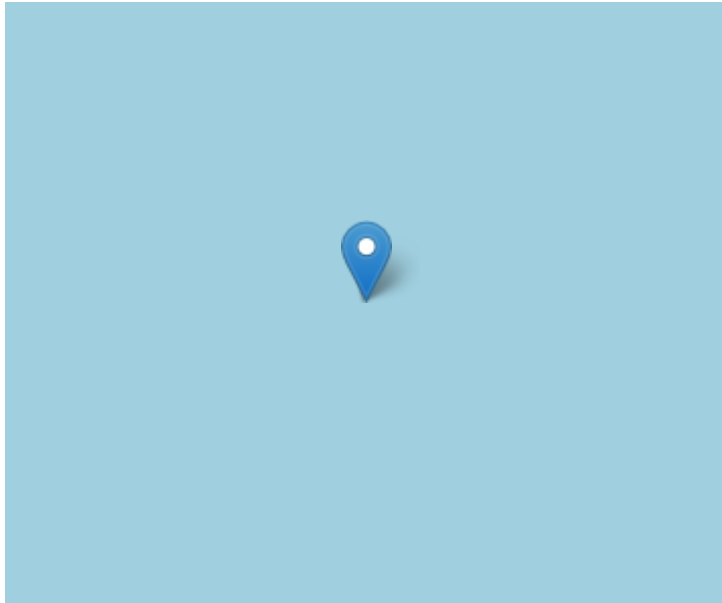
Any risk of coastal erosion? No

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 from Cwmann towards Llanybydder. On entering Llanybydder and heading towards the Square the property will be located 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	57
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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