

www.evansbros.co.uk

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Hazeldene Drefach, Llanybydder, Ceredigion, SA40 9YB

Guide Price £135,000

A semi detached 2 bed-roomed cottage offering deceptively spacious accommodation with the benefit of double glazing and oil fired central heating along with modern kitchen and spacious rear garden (in need of clearing) & with good sized garage/workshop. Ideal for 1st time buyers, retirement or as a buy to let.

Popular Village of Drefach - 2 miles Llanybydder, approximately 6 miles Lampeter.

LOCATION

Well situated in the centre of the village backing on to the newly developed Dyffryn Cledlyn Area School, only some 2 miles distant of the Teify valley and market town of Llanybydder offering good range of everyday amenities including doctors surgery, chemist, shops, public houses etc., some 6 miles from Lampeter offering a wide range of shopping and administrative facilities being the main employment town of the area.

DESCRIPTION



An attractive single storey cottage of original stone and slate construction being latterly extended offering well appointed accommodation with the benefit of oil fired central heating and uPVC double glazing. The property is ideal for 1st time buyers or for down sizing and is also complemented by useful detached garage/workshop 18' x 18' overall with storage loft over.

In our opinion the property is offered for sale at a realistic asking price of which viewing is highly recommended.

UPVC ENTRANCE DOOR to

SIDE ENTRANCE HALL

radiator

KITCHEN

10'2" x 9'8" (3.10m x 2.95m)



with recently installed range of kitchen units incorporating single drainer sink unit, integrated fridge, fitted over, ceramic 4 ring hob with extractor hood over, oil fired central heating boiler, beamed ceiling

LIVING ROOM

14'7" x 14'1" (4.45m x 4.29m)



with stone fireplace having open flue, radiator, large front window, access to airing cupboard with radiator

REAR INNER HALLWAY

BEDROOM 1

13' x 9'11" (3.96m x 3.02m)



radiator, rear window

REAR BEDROOM 2

9'8" x 9'4" (2.95m x 2.84m)



radiator, rear window

WET-ROOM



with pedestal wash hand basin, electric shower, WC, extractor fan & tiled flooring.

EXTERNALLY

The property has side driveway with off road parking, useful Garage/Workshop 18' x 17'10" with large front opening door, mezzanine loft over, enclosed private rear garden backing on to the Dyffryn Cledlyn School, overgrown and in need of clearing but with great potential.

GARAGE/WORKSHOP



SERVICES

We are informed the property benefits from connection to mains water, mains electricity and mains drainage, oil fired central heating.

DIRECTIONS

From Lampeter, take the A475 Newcastle Emlyn roadway, continue to the village of Drefach and after passing over the roundabout, the property is the 2nd on the left hand side as identified by the agents for sale board.

COUNCIL TAX BAND 'C'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	5	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	39	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462