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## Glanduar House Llanybydder, Carmarthenshire, SA40 9RN

**Reduced To £260,000**

LLANYBYDDER

An improvable semi detached character cottage, entry level equestrian holding with work sheds, stables, hard standing yard and two paddocks at approximately 1.13 acres in all. Realistically priced to sell.

No onward chain

A double fronted, semi detached stone and slate house with further later block construction extension, provides the following Upvc double glazed and oil centrally heated :

## ACCOMMODATION

(Dimensions approx)

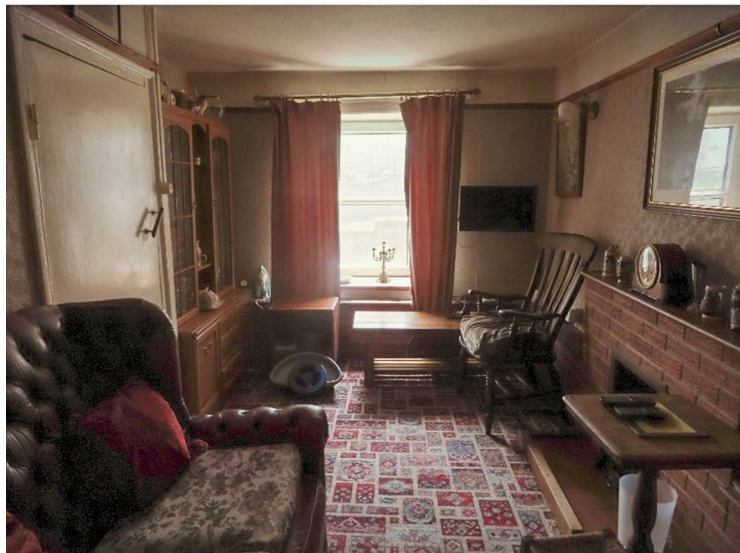
### Front Entrance Door to

### Inner entrance Lobby

Staircase to first floor. Door to :

### Front Sitting Room

13' x 7' (3.96m x 2.13m)



Fireplace. Archway through to :

### Rear Dining Area/ Kitchen

7' x 21' (2.13m x 6.40m)

Ample working surfaces, wall and base units, single drainer sink h/c, terracotta tiled floor.

Door to front.

### Lounge/ Living Room

11' x 14' (3.35m x 4.27m)



Feature inglenook type fireplace. Door to front entrance lobby.

## Sun/ Garden Room

Recently adapted – Disabled/ Assisted living Wet Room. Oil central heating boiler.

## FIRST FLOOR

### Bedroom 1

14' x 11' (4.27m x 3.35m)

### Bedroom 2

14'3" x 11' (4.34m x 3.35m)

### Rear Bedroom 3

10' x 8' (3.05m x 2.44m)

### Bathroom

7'11" x 8'8" (2.41m x 2.64m)

White suite viz. wc, bath, wash hand basin, separate shower cubicle, part tiled walls.

## EXTERNALLY

### Dog Kennel and Run

### Corrugated sheet Dutch Barn/ Lean to



### Stone/Slate Outbuildings

Comprising stable, loose boxes.

### Side entrance driveway

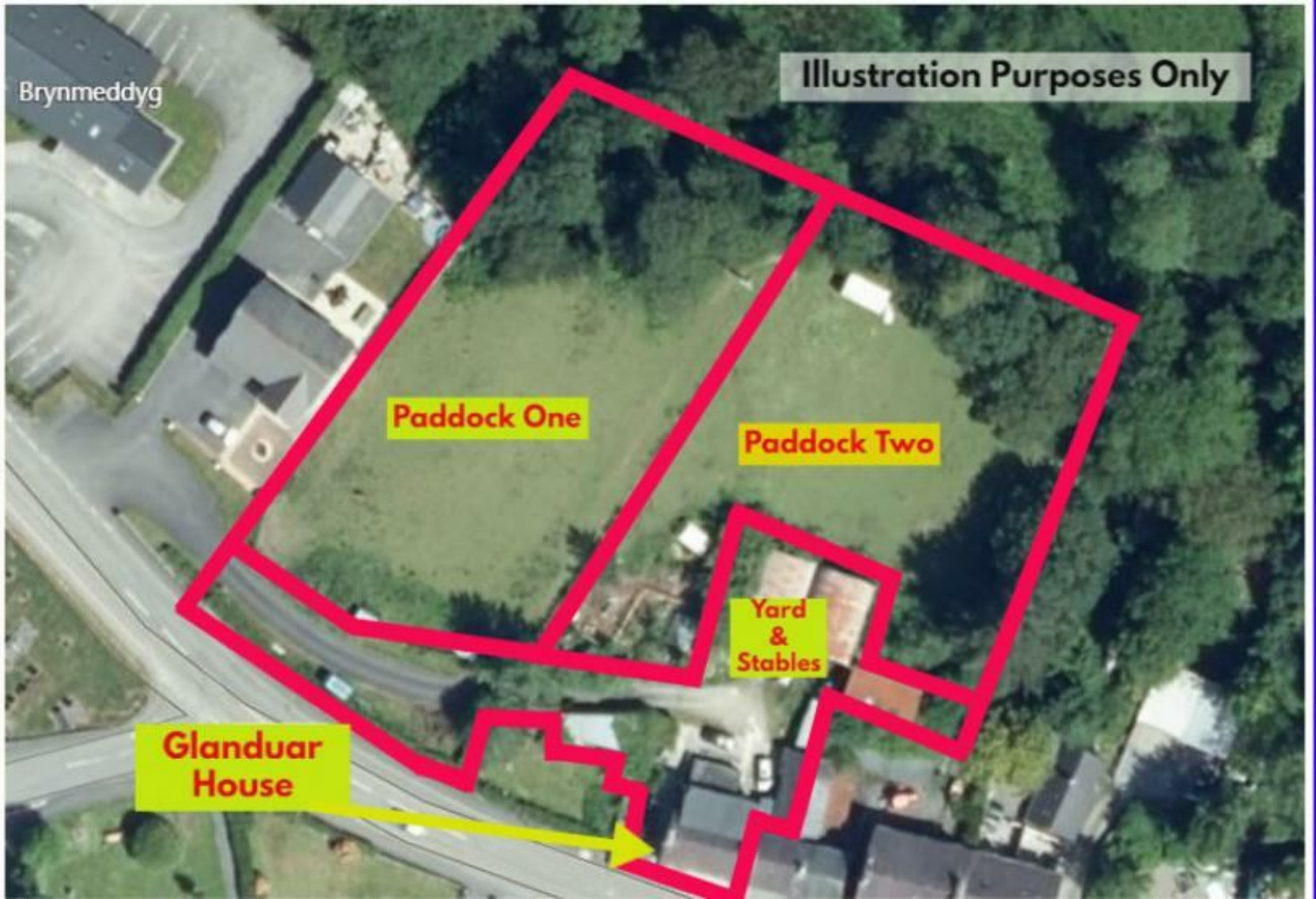
## **2 Paddocks**



**Apiary**

**Vegetable Plot**

**Greenhouse**



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



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