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**Danybanc Llansawel, Llansawel, Llandeilo, SA19 7NJ**

**Guide Price £229,950**

Attractively situated 2/3 bedroomed bungalow in semi rural surroundings with attractive wood burning stove, pleasant countryside views & backing onto open fields. The property has the benefit of spacious mainly lawned grounds & is tucked away on a no through road providing privacy & tranquility. Air source heating & solar pv with feed-in tariff providing a small annual income.



## Location



Enviously situated on a quiet no through road in a small cluster of properties, the property is also within easy travelling distance to the popular villages of Abergorlech and Llansawel which have public houses and also approx 10 miles equidistant to the popular market towns of Llandeilo, Llandovery and Lampeter which provide a good range of everyday amenities.

## Description



A 2/3 bedroomed bungalow with the benefit of air source heating & solar PV which provided an approximate return of £500 p/a. The bungalow is in need of some sympathetic refurbishment but enjoys pleasant views & plenty of natural light along with privacy & attractive feature wood burning stove. The property provides more particularly the following -

### Front Entrance Door to -

#### Entrance Hallway

with recessed shelving

## Kitchen / Diner

12'3" x 10'2" (3.73m x 3.10m)



This part tiled kitchen enjoys plenty of natural light through double aspect windows & has the benefit of a pleasant outlook, a good range of base & wall units, eye level double electric oven, 1 1/2 drainer sink, plumbing for automatic washing machine & space for a fridge / freezer.

## Living Room

13'4" x 12'5" (4.06m x 3.78m)



with attractive brick fireplace having wood burning stove & pleasant countryside outlook to the front, doors to -



### Bedroom 1

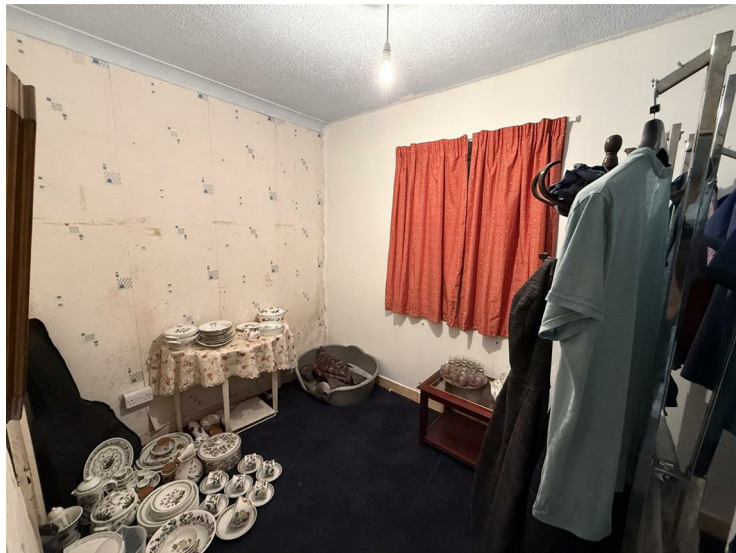
12'2" x 8'9" (3.71m x 2.67m)



with pleasant outlook

### Bedroom 2

9'9" x 7'2" (2.97m x 2.18m)



### Rear Study / Bedroom 3

9'9" x 7'2" (2.97m x 2.18m)



with air source heat pump & door to rear store shed

### Rear Store Shed

### Shower Room

10'7" x 5'3" (3.23m x 1.60m)



A spacious fully tiled shower room suite with pedestal wash hand basin, WC & shower cubicle with power shower

### Externally



The property can be approached via a two-way drive that leads to the bungalow that is set to the side of its own spacious largely private grounds. The property backs onto open countryside fields & has various vibrant shrubbery along with some tarmaced areas. It is all set in tucked away peaceful surroundings with pleasant views.



### Driveway



### Services

We are informed that the property is connected to mains water, electricity & private / shared drainage. Air source heating & solar PV with feed-in tariff providing an approximate annual income of £500.

### Directions

What3Words: negotiators.loosed.peachy

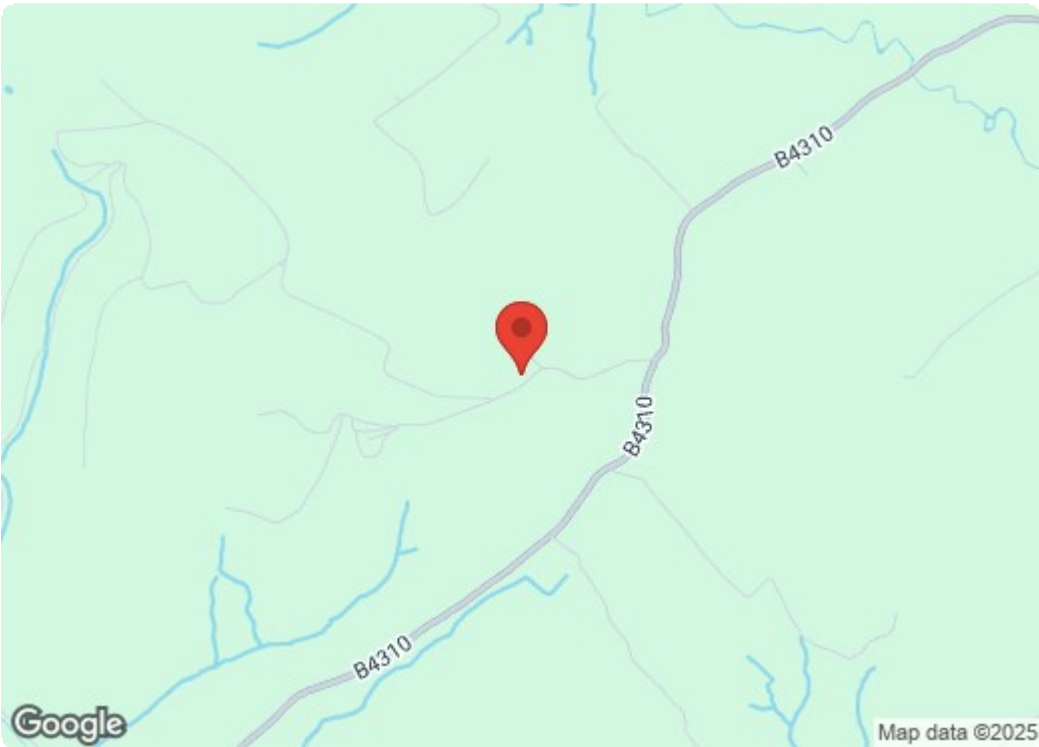
The property is best approached from Llanybydder by taking the B4337 roadway to Llansawel. On entering the village take a sharp right hand turning towards Abergorlech, proceed for approximately a mile and a half taking a right hand turning as identified by the agents For Sale Board. Follow this road for approximately 1/4 of a mile, the drive up to the property can then be found on your right hand side as identified by the agents for sale board.



### Lawned Gardens



### Council Tax Band 'C'

We understand that the property is in council tax band 'C' with the amount payable for the 24/25 year being £1911.14.



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



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