



www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Eurfann Llanybydder, SA40 9RP

Offers Over £350,000

A well presented 3 bedroomed Detached Bungalow in a spacious village plot with well kept & low maintenance grounds. The property benefits from a spacious kitchen / diner, living room & ample private grounds to the rear. There is ample parking via tarmacadam driveway in & detached garage. The property is conveniently located within half of a mile of everyday amenities such as doctors surgery, shops, public houses & primary schooling. Ideal family / retirement bungalow.

AVAILABLE CHAIN FREE

Location

Conveniently located within half a mile from the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description

A well presented 3 bedroomed property of traditional construction with the benefit of oil central heating, uPVC double glazing & spacious surrounding grounds on a nice level plot. The property affords more particularly the following -

Front entrance door

Leading to

Reception Hallway



Front living room

18'8 x 16'1 (5.69m x 4.90m)



With feature stone fireplace with electric coal effect stove, side stone shelving

Open Plan



The property benefits from a spacious open plan kitchen / dining area

Dining Room

18'1 x 12'3 (5.51m x 3.73m)



With laminate flooring and cloak area / storage space
Leading to

Kitchen

10'9 x 10' (3.28m x 3.05m)



With a range of base and wall units and work surfaces, laminate flooring, tiled walls, electric hob with extractor hood over, integrated electric oven and grill, integrated fridge / freezer, single drainer sink

Utility Room

7'5 x 7'4 (2.26m x 2.24m)



Housing the Worcester oil boiler
With tiled flooring, plumbing for washing machine, single drainer sink with base cupboard
Access to loft

Side porch / conservatory

10'2 x 7' (3.10m x 2.13m)



Bathroom

10' x 7'2 (3.05m x 2.18m)



Being fully tiled, with lino flooring, with bath, shower cubicle with power shower, pedestal wash hand basin, w/c, toiletries cabinet

Bedroom 1 - Rear Double

14'3 x 12'4 (4.34m x 3.76m)



With built in wardrobes

Bedroom 2

11'7 x 8'2 (3.53m x 2.49m)



Currently used as an office with cupboards and work surface
With built in airing cupboard

Bedroom 3 - Front Double

14'2 x 12'9 (4.32m x 3.89m)



Externally



The property sits in a spacious plot with walled frontage with tarmac driveway accessed via a double gated entrance providing ample parking & turning space. There are lawned gardens to the front, side & rear of the property. The property is well enclosed via a largely walled/fenced boundary, ideal for those with pets or children.

Detached Garage

19'7 x 13'1 (5.97m x 3.99m)



With electric up and over door and side door & electric connection

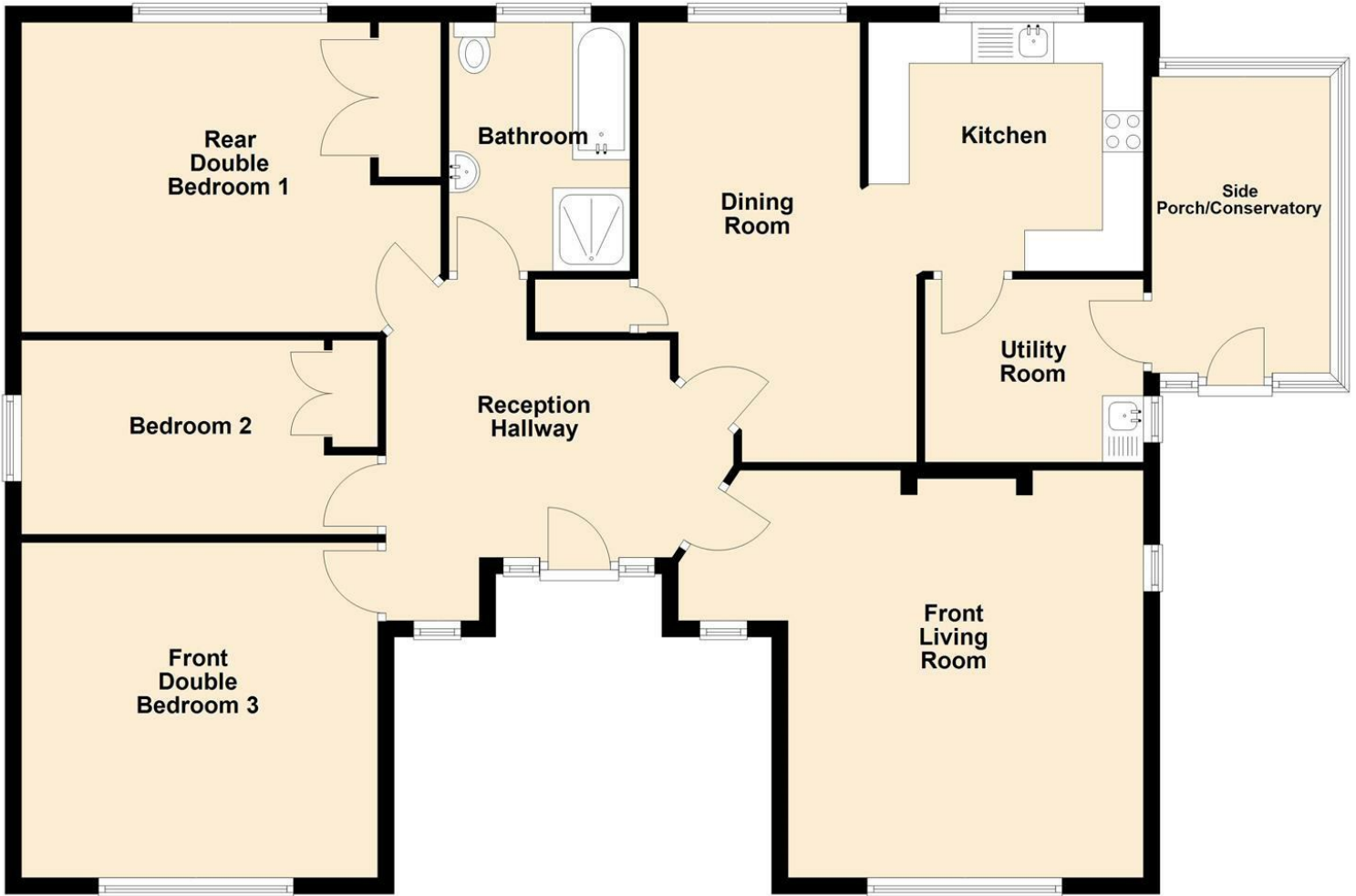
Services

We are informed that the property benefits from mains water, electricity and drainage

Council tax band E

The amount payable annually is £2,481.48

Floor Plan



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		
		71
	32	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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