

**www.evansbros.co.uk**

**OnTheMarket.com**

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



### **3 Church Terrace Llansawel, Llandeilo, SA19 7JQ**

**Asking Price £120,000**

A peacefully situated & deceptively spacious 3 bedroomed property in a tucked away location in the village of Llansawel, only some 10 miles from Llandeilo to the south & approx 8 miles from the market town of Llanybydder to the north. The property provides part renovated accommodation & would be ideal for a first time buyer or those looking to downsize & put their own finishing stamp along with off-road parking space & a low maintenance lawned garden to the front.

**\*\* AVAILABLE CHAIN FREE \*\***

## Location

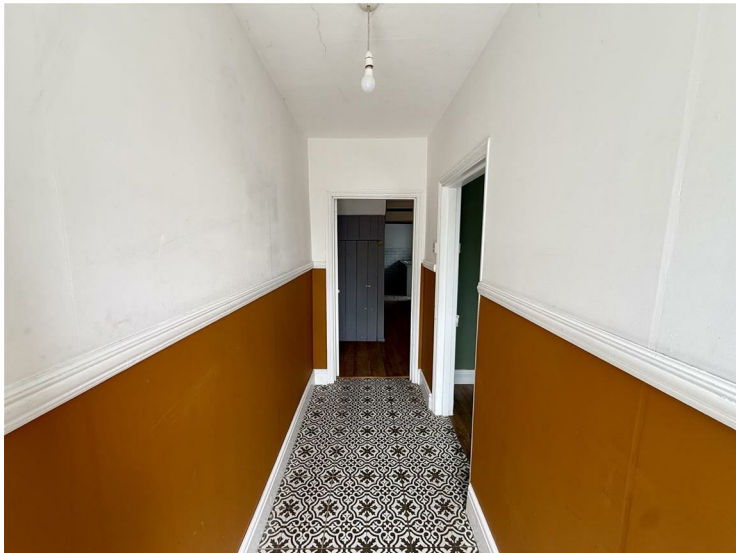
The property is attractively located in a tucked away location in the popular village of Llansawel, in the upper reaches of the Cothi valley. Llansawel offers a public house, places of worship & is on the edge of the noted Brechfa forest, being centrally located approximately 10 miles equidistant from the towns of Lampeter, Llandovery and Llandeilo.

## Description



A part renovated end of terrace 3 bedroomed property that is deceptively spacious in nature & affords more particularly the following -

### Front Entrance Door to - Reception Hallway



with mosaic tiled floor, doors to -

## Living Room

13'1" x 11'9" (3.99m x 3.58m)



A spacious living room with attractive part exposed stone walls, stone fireplace with woodburner inset, alcove shelving & TV unit

## Dining Room

15'0" x 11'8" (4.57m x 3.56m )



with oil fired Rayburn for domestic hot water & cooking, under stairs storage & stairs to first floor, step down to -

## Kitchen

10'7" x 8'0" (3.23m x 2.44m)



An attractive modern part tiled kitchen with a good range of base & wall units, electric cooker & hob with extractor fan over & double drainer sink, leading to -

## Utility Room

8'0" x 5'6" (2.44m x 1.68m)



with plumbing for automatic washing machine, skylights, door to -

## Rear Store House



with door to external right of way over the adjoining property

## FIRST FLOOR

### Landing



with access to loft

### Bedroom 1

12'2" x 10'6" (3.71m x 3.20m)



A spacious front bedroom with built in wardrobes providing shelving & hanging space.

### Bedroom 3

10'2" x 7'8" (3.10m x 2.34m)



with storage cupboard providing shelving space

### Bathroom

10'2" x 7'8" (3.10m x 2.34m)



### Bedroom 2

9'1" x 6'5" (2.77m x 1.96m)



with modern walk-in shower cubicle with 'Mira' shower, W.C., pedestal wash hand basin & airing cupboard with shelving & copper cylinder



## Externally



The property benefits from low maintenance grounds via a small lawned garden to the front with part stone wall & part fenced boundary, ideal for those wanting some quiet outside space (adjoining St Sawyl's Church) There is off-road parking space to the front of the property, adding to the convenience of the home.

## Services

We understand that the property is connected to mains water, electricity & drainage, domestic hot water via oil fired Rayburn.

## Council Tax Band 'C'

## Directions

What3Words: liberated.finishes.estimate



| 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 |



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

**Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors** Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,  
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.