

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

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



11 Bro Rhydybont, Rhydybont, Llanybydder, Carmarthenshire, SA40 9QT

Offers In The Region Of £175,000

An immaculately kept 2 bedrooomed semi detached property having been subject to recent improvement works to include the installation of solar panels & internal insulation making this an ideal property for first time buyers / those looking to downsize or invest with low running costs. The property is conveniently located on a sought after & quiet cul de sac being walking distance from the Market Town of Llanybydder & also benefits from oil fired central heating, uPVC double glazing & recently landscaped grounds which provide a great outdoor setting for relaxation and enjoyment. Early viewing advised!

** MOTIVATED VENDORS **

Location

Conveniently located within this sought after, quiet cul de sac being walking distance 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



This property provides prospective buyers with the opportunity to purchase a very well maintained property with low running costs in a convenient & quiet location. The property benefits from low energy fittings throughout & with the benefit of privately owned solar panels, internal insulation, oil fired central heating & uPVC double glazing the property is future proof, suiting a variety of buyers. The property affords more particularly the following -

Side Entrance Door

Reception Hallway



with side window & stairs to first floor & doors to -

Kitchen / Diner

12'1" x 8'5" (3.68m x 2.57m)



A fully fitted kitchen with tiled flooring, part tiled walls & comprising of a good range of base & wall units, electric oven & hob with extractor hood over, single drainer sink with mixer tap & picture window to the front overlooking the garden.

Living Room

13'4" x 11' (into alcove) (4.06m x 3.35m (into alcove))



A homely & snug living room with electric fireplace, alcoves & a picture window to the rear allowing plenty of natural daylight to beam through.

Utility Room

5'7" x 4' (1.70m x 1.22m)

with rear window, tiled flooring, space for tumble dryer & fridge freezer

Boiler Room

with oil fired central heating boiler, plumbing for automatic washing machine, shelving & front window

FIRST FLOOR

Landing



with side window, study space & access to well insulated loft space

Linen Cupboard

Bedroom 1

11'4" x 10'7" (3.45m x 3.23m)



To the front of the property with picture window providing a pleasant countryside view

Bedroom 2

11'2" x 10'9" (3.40m x 3.28m)



To the rear of the property with picture window providing a pleasant view

Shower Room

7'5" x 6'1" (2.26m x 1.85m)



A contemporary fully tiled shower room suite with accessible walk in shower cubicle with power shower, W.C., pedestal wash hand basin, toiletries cabinet, heated towel rail, tongue & groove ceiling, extractor fan & side window.

Externally



The property has the benefit of recently landscaped garden & grounds to include lawned garden to the front with patio walkway & side patio area providing a great space for outdoor entertainment / relaxation along with raised plant beds & summerhouse & insulated garden shed. There is access to the rear of the property out onto the council maintained cul de sac road.

Garden Shed



of timber construction with insulation & electricity connectivity

Council Tax Band 'B'

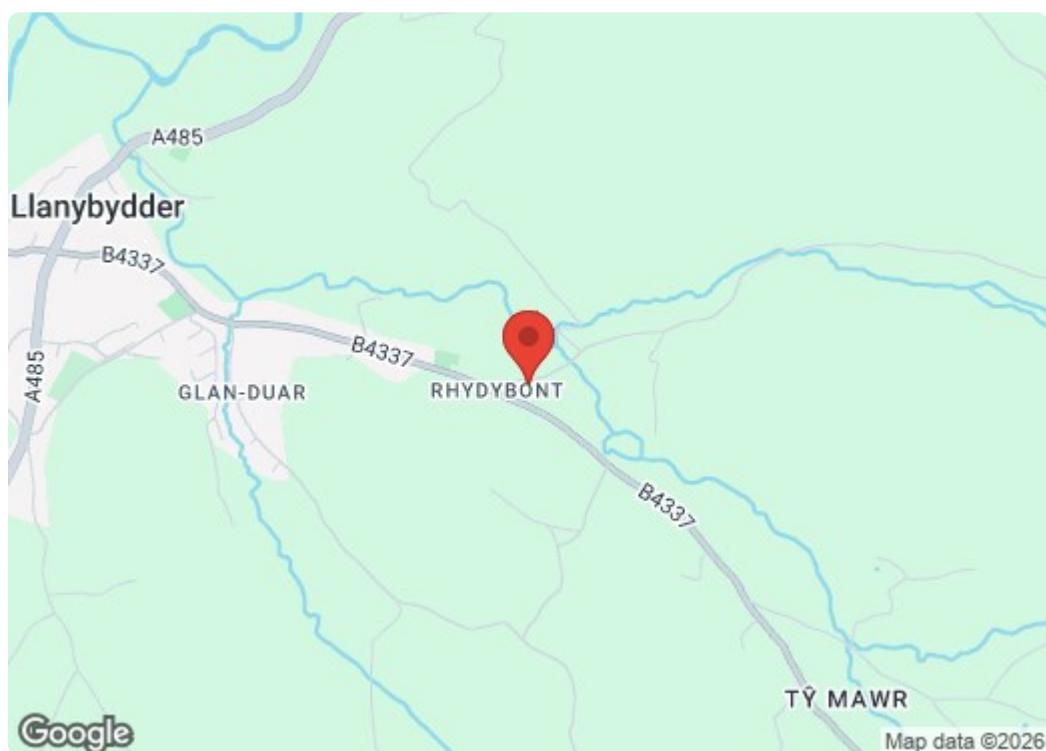
Services

We understand that the property is connected to mains water, electricity & drainage. The property benefits from privately owned solar panels with a feed-in tariff worth an approx £350 per annum (based on usage).

Directions

What3Words: sandals.nods.unloading

From Llanybydder take the B4337 out of the village towards Rhydybont, turn left on Lon Felin Rhydybont then right onto the cul de sac, the property can be found on your left hand side as identified by the agents for sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	93
(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 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

