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**Pantyglyn Carmarthen Road, Llanybydder, Carmarthenshire, SA40 9SD**

**Offers In The Region Of £235,000**

A delightful 3 bedroomed bungalow with attractive views over the River Teifi & surrounding countryside. Conveniently situated on the outskirts of the market town of Llanybydder with tarmac drive approach, car port & workshop. This charming property benefits from double glazing, internal & external insulation, oil fired central heating, privately owned solar PV & a lovely conservatory / sun room to the front, fish pond, various attractive plants & shrubbery, workshop & sheds to the outside.

**\*\*FIRST TIME ON THE MARKET IN 20+ YEARS\*\***

## Location



The property enjoys attractive views over the river Teifi & surrounding countryside & is conveniently located on the outskirts of 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

The placing of this property on the open market for the first time in over 20 years provides prospective purchasers with an opportunity to purchase a delightful, energy efficient 3 bedroomed detached bungalow with the benefit of internal & external insulation, oil fired central heating, privately owned solar PV & double glazing. The property has a certain charm which is sure to capture the heart & affords more particularly the following -

**Side Entrance Door to -**  
via accesible ramp approach

**Utility Room**  
15'3" x 5'3" (4.65m x 1.60m)



with Worcester oil boiler, base & wall units, plumbing for automatic washing machine, space for tumble dryer, side window with pleasant view, tongue & groove ceiling, part tiled, stable door to -

## Kitchen

13'4" x 10'9" (4.06m x 3.28m)



A spacious part tiled kitchen with a good range of base & wall units, central island/breakfast bar, electric oven & electric hob with extractor hood over, single drainer sink with lovely views over the River Teifi & surrounding countryside & space for fridge / freezer, door to -

## Living Room / Diner

23'4" x 11'5" (7.11m x 3.48m)



A spacious living room / diner being the hear of the home with electric fire, side picture window & double doors to -



**Bedroom 1**  
11'3" x 9'1" (3.43m x 2.77m)



**Conservatory**  
11'7" x 9'8" (3.53m x 2.95m)



(Of uPVC construction) A great space to soak up the sun & overlook the garden.

with rear view & -

**En-Suite**



being fully tiled with WC, pedestal wash hand basin & electric shower, tongue & groove ceiling

**Inner Hallway**



**Airing Cupboard**  
with shelving

## Bedroom 2

11'3" x 9'3" (3.43m x 2.82m)



to the front of the property, spacious in nature

## Bedroom 3 / Study

11'4" x 7'6" (3.45m x 2.29m)

with sizeable built in wardrobe

## Shower Room

10'8" x 5'7" (3.25m x 1.70m)



Being a good size with walk-in shower, WC, pedestal wash hand basin, toiletries cabinet, tongue & groove ceiling

## Externally



The property enjoys well kept grounds with a tarmac driveway providing ample parking space leading down to the front of the property with car port, patio & gravelled grounds with lean to, pond, raised beds, pergola & various colourful plants & shrubbery.

## Driveway



## Car Port



**Pond**



**Workshop**

11'8" x 9'6" (3.56m x 2.90m)



**Gardens**



with electricity connected & work surfaces

**Sheds**



useful storage sheds

**Raised Beds**



**Views**



**Council Tax Band 'C'**

## **Services**

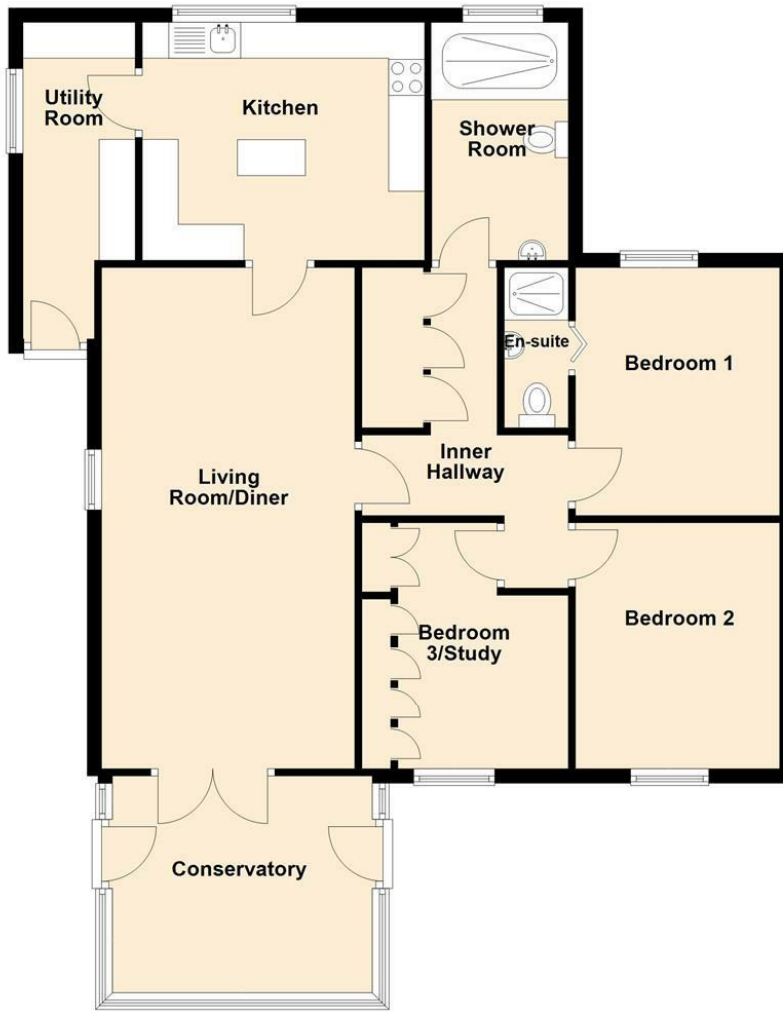
We understand that the property is connected to mains water, electricity & drainage. Oil fired central heating with the option of air source heating if desired. We are informed by the vendors privately owned solar PV.

## **Directions**

What3Words: knocking.computers.kebab

From the square in Llanybydder take the Carmarthen road for approximately half a mile, the tarmac driveway down to the property can be found on your right hand side just after a bridge as identified by the 'Evans Bros for sale' board.

## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		87	
(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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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