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## **Gwenog View Heol Cae Banc, Llanybydder, SA40 9UB**

**Asking Price £225,000**

A very well renovated 3 bedroomed property providing an attractive blend of contemporary character with modern living. The property benefits from an extensive plot with off-road parking & walled lawned garden & is situated on a quiet council road, walking distance from a regular bus service & the amenities of the Market Town of Llanybydder. The property benefits from oil fired central heating, uPVC double glazing & is ready for immediate occupation with no onward chain.

**\*\* IDEAL FIRST TIME BUYER / FAMILY / RETIREMENT PROPERTY \*\***

## Location



Conveniently located on a tucked away quiet road whilst also being on level ground within 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 distinctly appealing 3 bedroomed character property in a desirable tucked away location having been well renovated to provide an attractive blend of contemporary & modern accommodation with the benefit of oil fired central heating & uPVC double glazing. A particular feature of this property is its large walled garden area laid mostly to lawn being ideal for family entertainment or general relaxation on a quiet lane. The property affords more particularly the following -

## Front Entrance Door to -

## Reception Hallway



with quarry tiled floor & stairs to first floor

## Dining Room

11'4" x 9'7" (3.45m x 2.92m)



with large front window, open to -

## Living Room

12'1" x 9'4" (3.68m x 2.84m)



with open flue (not tested), quarry tiled flooring & storage cupboards

## Cloakroom

with cloak hanging space & access to insulated loft

## Storage Cupboard

## Kitchen

15'1" x 9'8" (4.60m x 2.95m)



Being a newly installed & spacious kitchen to the newly converted section of the property with single drainer sink, front patio doors, extractor hood, space for fridge / freezer & patio doors to front grounds, door to -

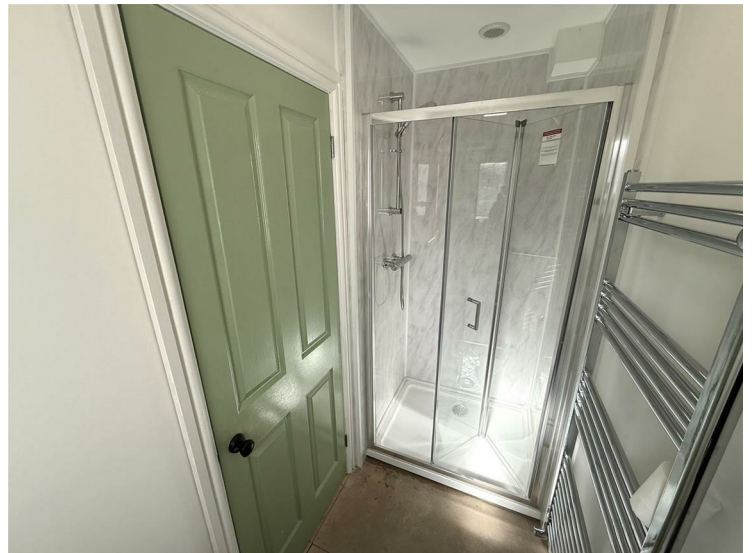
## Utility Room

9'8" x 5'6" (2.95m x 1.68m)



with single drainer sink, oil fired 'Grant' boiler, based cupboards & rear entrance door

## Shower Room



with W.C., walk-in shower enclosure with power shower, heated towel rail, extractor fan



### Rear Entrance Lobby / Office Space

8'9" x 7'6" (2.67m x 2.29m)



A flexible space (previously being the kitchen) suitable as office space / hobby room etc with shelving & rear entrance door

### Cellar

11'9" x 8'8" (3.58m x 2.64m)



A great space for storage / DIY projects & so on , with electricity connected

### FIRST FLOOR

### Landing



with access to fully insulated loft space

### Bedroom 1

9'8" x 9' (2.95m x 2.74m)



with side window & alcove shelving

### Bedroom 2

10'2" x 10' (3.10m x 3.05m)



with rear window

### Bedroom 3

11'8" x 8'5" (3.56m x 2.57m)



being light & airy

### Bathroom

8' x 7' (2.44m x 2.13m)



An attractive modern suite with bath & shower over, pedestal wash hand basin, W.C, heated towel rail

### Externally



The property benefits from a sizeable plot with a large enclosed stone walled gardens to the front & side with further mature hedge boundary to the left & gravelled off-road parking space for 2 to the front of the property.

### Vegetable Garden



## Store Shed



Sub-divided into 2 sections to make very useful further storage space.

## Lawned Gardens



## Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating.

## Council Tax Band 'C'

## Directions

What3Words: assess.issue.pads



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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