



**Gwynfraes Llanybydder, SA40 9RN**

**Asking Price £150,000**

A well presented 2 bedrommed property with the benefit of oil fired central heating & uPVC double glazing in a convenient location within walking distance of village amenities & with off-road parking for 2. The property has a functional rear porch, utility room & single garage off to the rear. IDEAL FIRS TIME BUY, BUY TO LET OR RETIREMENT PROPERTY

\*\* AVAILABLE CHAIN FREE \*\*

## Location

Well positioned on the outskirts of the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-Licence shops etc. Within easy walking distance of a regular bus service & easy travelling distance to the Ceredigion Heritage Coastline to the West & some 7 miles from the University and Market Town of Lampeter to the North. 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Description

The property affords more particularly the following -

### Front Entrance Door to -

### Reception Area



with doors to -

### Shower Room

6'8" x 5'9" (2.03m x 1.75m)



A modern shower room suite being fully tiled with shower cubicle, pedestal wash hand basin, WC, heated towel rail & spotlights.

### Living Room

18'5" x 12'3" (5.61m x 3.73m)



### Kitchen

9'4" x 5'8" (2.84m x 1.73m)



### Airing Cupboard

with copper cylinder

### Boiler Cupboard

with oil fired boiler

**Bedroom 1**

12'1" x 8'2" (3.68m x 2.49m)



with built in wardrobe space

**Bedroom 2**

12'10" x 8' (3.91m x 2.44m)



with built in wardrobe

**Rear Porch**

12'4" x 5'6" (3.76m x 1.68m)



being an extension to the rear of the property with tiled floor & doors to grounds either side, door to -

**Utility Room**

with single drainer sink, space for tumble dryer, plumbing for automatic washing machine, heated towel rail, space for fridge / freezer, base units, tiled flooring & door to -

## Garage



Of traditional block construction with electricity connected, up & over door & workbench space

## Externally



The property has the benefit of very low maintenance grounds with a patio & gravelled area to the front along with off-road parking for 2 to the front.

## Services

We understand that the property is connected to mains water, electricity & drainage.

## Council Tax Band 'C'



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	

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