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OnTheMarket.com

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Y Dderi Alltyblacca, Llanybydder, Ceredigion, SA40 9ST

Reduced To £169,000

ALLTYBLACA

Most conveniently located adjoining a Council road, in the rural Village of Alltyblacca, with bus stop at hand. 2 minutes drive from Llanybydder Market Town, 5 miles from Lampeter University Town, half an hour drive from the west Wales coast.

SEMI DETACHED, STONE AND SLATE, EXTENDED, 3 BEDROOM, OIL CENTRALLY HEATED, DOUBLE GLAZED HOUSE PROVIDING GROUND FLOOR LOUNGE/ LIVING ROOM, OPEN PLAN KITCHEN/ DINER, FIRST FLOOR 3 BEDROOMS AND BATHROOM. OFF ROAD PARKING. CONVENIENTLY LOCATED. IDEAL RETIREMENT, FIRST TIME PURCHASE OR INVESTMENT PROPERTY.

The semi detached house built of stone and slate, with rear extension, elevations rough cast, provides the following comfortable, homely, oil centrally heated, upvc double glazed :-

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and central heating radiators.

Front Entrance Door to

Entrance Lobby

Staircase to first floor, electric meters. Door to :

Lounge/ Living Room

15' x 13' (4.57m x 3.96m)



Feature fireplace, understairs store cupboard.



Kitchen/ Dining Room

16' x 15' (4.88m x 4.57m)



Dining area, base store cupboards with working surfaces, built in oven and hob with extractor fan, fridge and freezer, double drainer sink h/c, two velux widows.



Side Entrance Porch

Worcester oil boiler.

Downstairs Shower Room

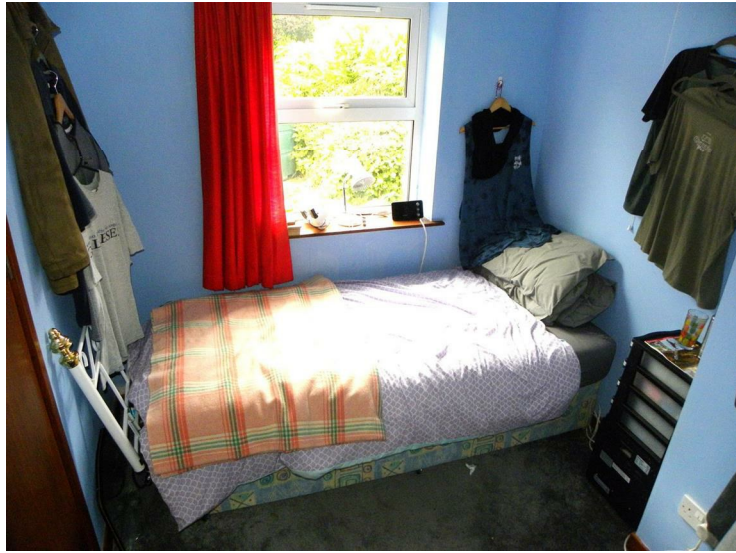
WC, shower and wash basin with extractor fan.

FIRST FLOOR

Spacious landing with access to loft space.

Rear Single Bedroom

7' x 7' (2.13m x 2.13m)



Front Double Bedroom

12' x 8' (3.66m x 2.44m)



Store cupboard.

Bathroom

7' x 5'11" (2.13m x 1.80m)



White suite viz bath, wc, pedestal wash hand basin, shaver point.

Landing Airing Cupboard

Front Bedroom

8' x 8' (2.44m x 2.44m)



EXTERNALLY

Walled and railed in frontage.

Car Parking

Hard standing.

Side pathway

With retaining wall.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

We are informed the council tax band is D - Amount payable £1777 -source - mycounciltax.org.uk

GENERAL COMMENTS

Compact, convenient, character, minimal maintenance property with Market Towns and bus stop at hand.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	50	81
(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 ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	50	81
(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



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