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**Gwynfa Llanybydder, SA40 9TY**

**Guide Price £185,000**

A very conveniently located 3 bedroomed semi-detached property within walking distance to village amenities & on a regular bus route. The property has been re-roofed in recent years & benefits from oil central heating & uPVC double glazing. A particular feature of this property are its extensive & vibrant gardens to the rear along with a well built workshop ideal for those with garden pursuits at heart / DIY interests. **\*\*FIRST TIME ON THE OPEN MARKET IN 90+ YEARS\*\* \*\*AVAILABLE CHAIN FREE\*\***

## Location



Very conveniently located in a sought after location in the Market Town of Llanybydder on level grounds & on a regular bus route. Llanybydder provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is also 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 very appealing & convenient property originally built in the 1930's but having been re-roofed in 2019, this 3 bedroomed semi-detached property comes to the open market for the first time since it was built & would be an ideal first time buy, investment or indeed a retiring home with lovely gardens & grounds, all on the level. The property benefits from oil fired central heating via back boiler & uPVC double glazing throughout & affords more particularly the following -

### Front Entrance Porch

with front entrance door to -

### Entrance Hallway

19'6" x 5' (max) (5.94m x 1.52m (max))



with stairs to first floor, under stairs storage cupboard, radiator & doors to -

### Sitting Room

11'8" x 11 (3.56m x 3.35m)



Having an open fire currently with electric fireplace & radiator

### **Kitchen / Diner**

13'6" x 7'8" (max) (4.11m x 2.34m (max))



To the rear of the property with a range of base & wall units, single drainer sink, space for vertical fridge / freezer, plumbing for automatic washing machine, electric cooker, doors to -

### **Rear Porch / Conservatory**



with tiled flooring & door to grounds at rear

### **Living Room**

11'7" x 10'6" (3.53m x 3.20m)



Having fireplace with oil fire & back boiler, feature alcove shelving & radiator

### **FIRST FLOOR**

#### **Landing**



with access to insulated loft space

### Bedroom 1

11'7" x 10'6" (max) (3.53m x 3.20m (max))



A generous sized bedroom with built in wardrobes, radiator, further storage cupboard housing hot water tank & attractive views over garden & playing fields to the rear

### Bedroom 2

8'6" x 11' (2.59m x 3.35m)



with built in wardrobes & radiator

### Bedroom 3 / Study

7'8" x 7'6" (2.34m x 2.29m)



with radiator

### Bathroom

9'4" x 7'9" (2.84m x 2.36m)



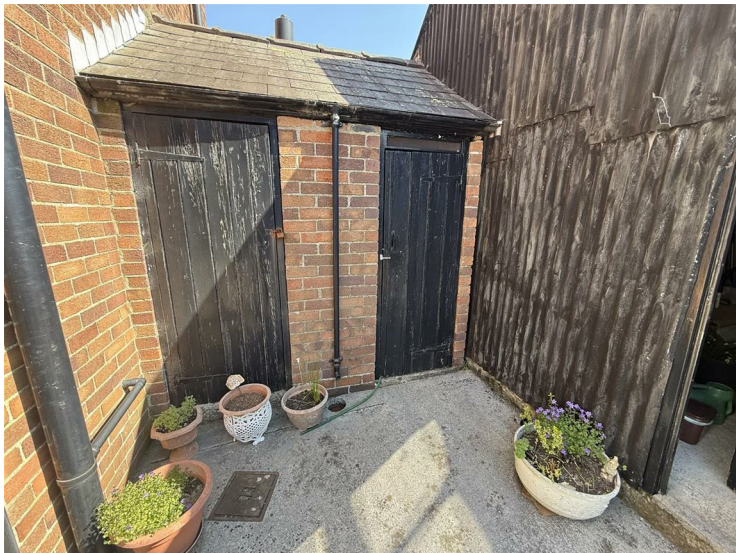
A part tiled pink suite with bath, shower cubicle with power shower, WC, pedestal wash hand basin, towel rail & radiator

## Externally



The property benefits from well kept gardens & grounds with the long strip of gardens to the rear being a particular feature of this property, these grounds back directly onto the park/playing fields to the rear which would make this property ideal for those with children. To the front of the property is a walled in courtyard area which currently provides off-road parking for one vehicle. Paved & gravelled areas on the surround of the property leading to the extensive & vibrant garden to the rear made up of various plants & shrubbery with a walled / mature hedge boundary, this culminates in a attractive lawned area with lovely views looking back towards the property.

## External WC



## Coal Store

## Workshop

16' x 13'8" (4.88m x 4.17m)



Built of traditional block & having been re-roofed in recent years with attractive views over the rear garden, this workshop is ideal for those with DIY pursuits at heart having base & wall units & electricity connectivity.

## Shed

19'3" x 9' (5.87m x 2.74m)



a useful space for storage and so forth with electricity connected

## Gardens & Grounds



## Council Tax Band 'D'

We understand that the property is in council tax band 'D' with the amount payable per annum being £2232 (subject to change) (Source: [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk))

## Directions

What3Words: [drama.increases.myself](https://www.what3words.com/drama.increases.myself)

From the Llanybydder crossroads take the Carmarthen road the property can be found a short distance thereafter on your left hand side as identified by the Evans Bros 'For Sale' board.

## Greenhouse



## Further Grounds



## Services

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

### Ground Floor



### First Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		

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