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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



**7 Heol Y Dderi, Llanybydder, Carmarthenshire, SA40 9RG**

**Guide Price £149,950**

Well presented 3 bedroom oil centrally heated, upvc double glazed, semi detached house with front conservatory, spacious lounge/ living room, open plan kitchen/ diner, rear secure patio area. located within walking distance of local amenities. Ideal first time purchase, retirement or investment property ready to move into.

The semi detached house, built of cavity walls under a pitched tiled roof provides the following:-

**LOCATION**

Conveniently located with educational, shopping and social facilities - all within walking distance yet in a quiet location. 6 miles from Lampeter, 17 miles North of Carmarthen.

**FRONT CONSERVATORY**



**FRONT ENTRANCE DOOR**

**RECEPTION HALLWAY**



Laminate flooring.

**STORE CUPBOARD**

With plumbing for washing machine and space for tumble dryer

**DOWNSTAIRS WC & WASH HAND BASIN**



**UNDERSTAIRS STORE CUPBOARD**

**FRONT LOUNGE/ LIVING ROOM**

13' x 11' (3.96m x 3.35m)



## KITCHEN / DINER

21' x 8' (6.40m x 2.44m)



With fitted wall and base store units, working surfaces, single drainer sink h/c, built in gas hob, base electric oven and grill, extractor fan, dishwasher space, laminate flooring, rear entrance porch. Patio door to rear patio area.

## FIRST FLOOR



Landing with access to insulated loft space.

## FRONT SINGLE BEDROOM

9'11" x 6'11" (3.02m x 2.11m)



## DOUBLE BEDROOM

11' x 10' (3.35m x 3.05m)



## DOUBLE BEDROOM

11' x 10'11" (3.35m x 3.33m)



## AIRING CUPBOARD

With slatted shelves.

## BATHROOM

7' x 6' (2.13m x 1.83m)



Tiled walls and floor, bath with shower over, shower screen, wash hand basin with base storage, wc, heated towel rail, down lights.

## EXTERNALLY



To the front of the property is a mix of lawn and gravel areas, with a side pathway that leads to a secure rear patio area, offering an ideal space for relaxation or outdoor dining. There are two useful store sheds and the property also benefits from rear pedestrian access for added convenience.

## SERVICES

Mains electricity, water and drainage.



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	55	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F	26	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462

**Evans Bros (Llanbydder) Limited, Registered in Cardiff No. 09298474, Directors** Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,  
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