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**Glanteifi Llanybydder, SA40 9TX**

**Guide Price £295,000**

A tardis! Very well presented & deceptively spacious family sized split level property. This versatile property would suit a multitude of buyers due to its commodious nature, low maintenance enclosed grounds, detached garage & convenient location being within level walking distance of a bus stop, shops etc. The property needs to be inspected in order to be fully appreciated, early viewing advised!

## Location

Conveniently located in 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 on a regular bus route & 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.

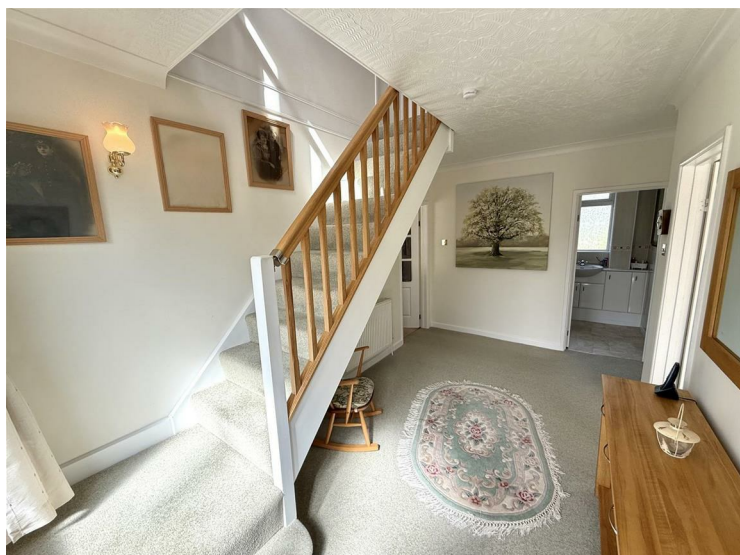
## Description



A commodious & deceptive up to 4 bedroomed property with the benefit of oil fired central heating, uPVC double glazing. The property is versatile due to its split level nature with the lower ground floor providing second living room, kitchen with attractive Rayburn (cooking & domestic hot water), dining space & more along with the ground level providing a very spacious living room bedrooms & so on. The property affords more particularly the following -

**Front Entrance Door to -**  
with double glazed window to the side

**Reception Hallway**  
15'4" x 8'6" (4.67m x 2.59m)



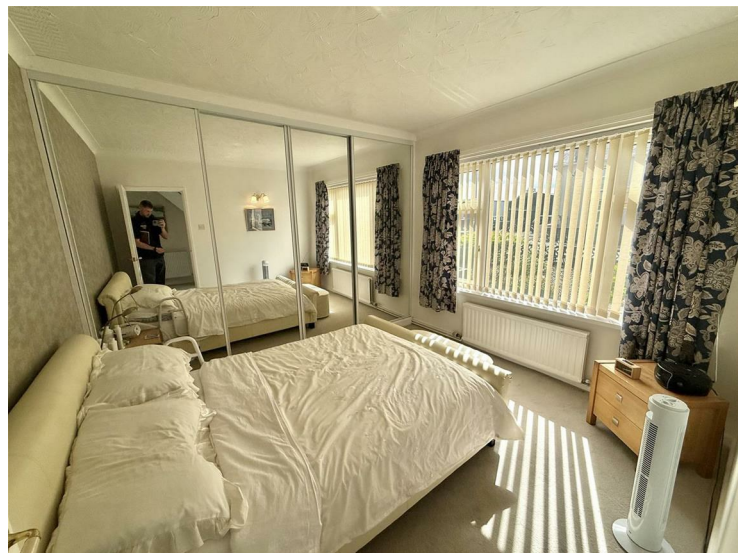
A spacious & light reception area with stairs leading up to the first floor & doors to-

**Living Room**  
24' x 14' (7.32m x 4.27m)



A very spacious living room with electric fire, stairs to lower ground floor & dual aspect windows allowing plenty of natural light to beam through.

**Front Bedroom**  
12'5" x 11' (3.78m x 3.35m)



A spacious front bedroom on the ground floor with large picture window & built in wardrobes.

**Rear Bedroom / Office**  
9'9" x 8'3" (2.97m x 2.51m)



Sizeable room currently used as a study / music room but equally suitable as a further ground floor bedroom if desired.

**Landing**  
12'8" x 6'8" (3.86m x 2.03m)



with front picture window, access to boarded, carpeted & insulated loft space & doors to -

**Bathroom**  
9'3" x 5'8" (2.82m x 1.73m)



A contemporary fully tiled bathroom suite with bath, WC, wash hand basin, various toiletries cupboards & towel rail.

**Bedroom 3**  
13'4" x 10'6" (4.06m x 3.20m)



with built in wardrobes & side picture window

**FIRST FLOOR**

### Bedroom 4

14'2" x 10'1" (4.32m x 3.07m)



with several built in wardrobes & side picture window

### Shower Room

13'4" x 3'1" (4.06m x 0.94m)



with electric shower, WC, wash hand basin with vanity units, tiled flooring & eaves storage space

## LOWER GROUND FLOOR

### Sitting Room

12'9" x 11'8" (3.89m x 3.56m)



A cozy second living / sitting room space with stairs to ground floor & door to -

### Kitchen

19' x 11'8" (5.79m x 3.56m)



A spacious kitchen with a great range of base & wall oak units & granite worktops, oil fired Rayburn for domestic hot water & cooking, eye level electric cooker, electric hob with extractor hood over, integrated dishwasher & fridge, 1 1/2 drainer sink, central island / breakfast bar & doors to -

### Rear Porch

uPVC porch / boot room opening out to the grounds to the rear of the property

## Dining Room

34' x 12' (max) (10.36m x 3.66m (max))



A large & versatile space off the kitchen with side window & door to -

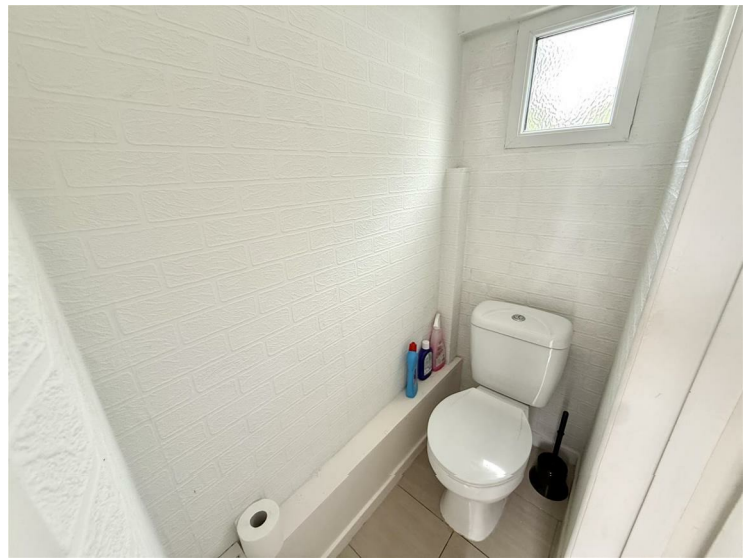
## Utility Room

23'5" x 8'6" (7.14m x 2.59m)



A very useful light and airy room with tiled flooring plumbing for automatic washing machine, space for tumble dryer, a range of base & wall units, 1 1/2 drainer sink & door to grounds at rear

## WC



tiled flooring

## Externally



The property sits in a spacious village plot with front gravelled & walled area having various vibrant & attractive shrubbery & paved walkway. To the side & rear of the property are further low maintenance paved grounds leading to a pretty garden area with lawned gardens, raised vegetable beds & trees enclosed with rear panelled fencing.

## Garage

18'3" x 16'9" (5.56m x 5.11m)



with up and over door, shelving, plenty of storage space & side door

## Shed



## Lawned Gardens



## Shed

## Greenhouse



## Vegetable Beds



## Services

Main water, electricity & drainage, oil fired central heating

## Council Tax Band 'D'

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

## Directions

What3Words: values.louder.cycles

From the Llanybydder crossroads turn onto the Carmarthen road, continue on for a few hundred yards, past the entrance to Mayes Tyers, the property can then be seen on your left hand side shortly after.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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