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## **2 Albion Bungalow, Llanybydder, Carmarthenshire, SA40 9RN**

**Guide Price £165,000**

GLANDUAR, LLANYBYDDER

Conveniently located set back off the main road with all facilities within walking distance. 6 miles from Lampeter, 17 miles North of Carmarthen.

(OPTION OF GARAGE AT £10,000)

WELL PRESENTED, 2 BEDROOM, SEMI DETACHED, OIL CENTRALLY HEATED BUNGALOW WITH OPEN PLAN KITCHEN/ LIVING ROOM/ DINING ROOM. PATIO AREA AT REAR, TARMAC PARKING TO FRONT. IDEAL FIRST TIME PURCHASE, INVESTMENT OR RETIREMENT PROPERTY.



The semi detached, timber frame bungalow with rough cast elevations under a pitched tiled roof, oil centrally heated, upvc double glazed, provides the following comfortable :-

### ACCOMMODATION

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

#### Front Entrance Door to

#### Reception Area

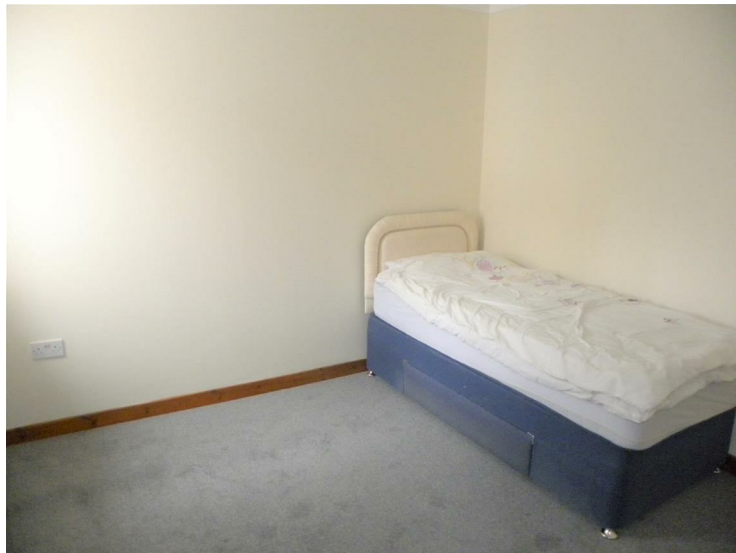
#### Bathroom



Bath, wc, pedestal wash hand basin, toiletries cabinet.

#### Bedroom One

10' x 9'11" (3.05m x 3.02m)



Access to loft space.

#### Bedroom Two

10' x 9' (3.05m x 2.74m)



#### Kitchen/ Living/ Dining Room

23' x 10' (7.01m x 3.05m)



Wall and base store units, working surfaces, 1 1/2 bowl sink h/c, built in oven and electric hob with extractor fan, plumbing for washing machine, oil boiler, part tiled walls. Patio doors to

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## Spacious Patio Area



## Oil Tank

## Garden Shed

## Side Pathway

## Option of Garage

23' x 10' (7.01m x 3.05m)



With up and over doors, side entrance door.



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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