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**Laneurig Heol Llansawel, Llanybydder, SA40 9RL**

**Asking Price £179,950**

A charming detached 3 bedroomed stone cottage with off-road parking & vibrant rear garden, sitting in a convenient village position, walking distance from amenities in Llanybydder whilst being convenient to the larger town of Lampeter to the north & the renowned Ceredigion coastline to the west. The property benefits from oil fired central heating, uPVC double glazing & lovely wood burning stove.

**\*\* AVAILABLE CHAIN FREE \*\***

## Location

Well positioned on the outskirts of the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-License shops etc. Within easy walking distance of a regular bus service & easy travelling distance to the Ceredigion Heritage Coastline to the West & some 7 miles from the University and Market Town of Lampeter to the North. 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Description



A homely & characterful 3 bedroomed detached stone cottage with the benefit of oil fired central heating, uPVC double glazing & attractive wood-burning stove. One of the main features of the property is the cottage style garden to the rear which benefits from various colourful plants & shrubbery & a view over the open countryside. The property affords more particularly the following -

### Front Entrance Door to -

**Entrance Porch**  
with tiled flooring

## Living Room

14'3" x 10'7" (4.34m x 3.23m)



A lovely welcoming room with a wood-burning stove on hearth with beam above being the heart of this home, further character exposed ceiling beams & slate window sill, stairs to first floor, under stairs storage & radiator.

## Sitting Room / Dining Room

14'2" x 8'2" (4.32m x 2.49m)



with dining space, electric fire , slate window sill & radiator.

## Kitchen

24'1" x 6'2" (7.34m x 1.88m)



To the rear of the property being part tiled with a good range of base & wall units, electric oven, electric induction hob with extractor hood over, single drainer sink, plumbing for automatic washing machine, space for fridge / freezer, 'Worcester' oil boiler, tiled flooring, radiator.

## FIRST FLOOR

### Landing

with access to loft, radiator

### Bedroom 1

14'3" x 10' (4.34m x 3.05m)



with radiator

## Bedroom 2

14'1" x 8'9" (4.29m x 2.67m)



with shelving, radiator

## Bedroom 3

10'6" x 7'2" (3.20m x 2.18m)



with radiator

## Bathroom

9'6" x 7'2" (2.90m x 2.18m)



A spacious 3 piece suite being part tiled with bath, quadrant shower enclosure with power shower, pedestal wash hand basin, W.C., storage cupboard with shelving, radiator

## Externally



The property is well enclosed with a walled & gated frontage along with off-road parking via tarmacadam drive to the side that leads to paved & gravelled grounds to the rear that tiers up to a lovely cottage styled lawned garden with colourful plants & shrubbery where open countryside views can be enjoyed from.

## Stone Outhouse



with electricity connected (not tested)

## Old Stone Piggery



## Large Garden Shed



## Lawned Gardens



## Services



We are informed that the property is connected to mains water, electricity & drainage, oil fired central heating



## Council Tax Band 'D'

### Directions

What3Words: layers.newsstand.following

From the Llanybydder square take the B4337 Rhydcymerau / Llansawel road, the property can be found on your left hand side after a short driving distance as identified by the agents 'Evans Bros for sale' board.



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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