

www.evansbros.co.uk

OnTheMarket.com

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



Teifi View, 6 Highmead Terrace, Llanybydder, SA40 9YA

Asking Price £155,000

A charming 2 bedroomed property in a convenient market town location, in need of some modernisation but with significant potential with extensive rear gardens, detached garage / workshop & pleasant countryside outlook. The property benefits from well proportioned accommodation along with a highly versatile and adaptable basement level, offering excellent potential to suit a variety of uses.

**** AVAILABLE CHAIN FREE ****

Location



The property is located on the outskirts of the popular Teify valley and market village of Llanybydder offering a good range of local amenities including shops, pubs, places of employment, doctors surgery, chemist etc. Only approximately 5 miles from the University and Market town of Lampeter and also located some 18 miles North of the larger County Town and Administrative Centre of Carmarthen being on a main T1 bus route from Carmarthen to Lampeter.

Description



An appealing 2 bedroomed property, conveniently situated within walking distance of the everyday amenities available within the popular market town of Llanybydder with the benefit of oil fired central heating & uPVC double glazing. Whilst the property would benefit from some renovation and modernisation, it offers considerable potential for purchasers looking to create a comfortable home to their own taste and specification. The accommodation is well proportioned and enjoys pleasant views, whilst a particular feature of the property is the extensive garden space, offering far more outside space than might typically be expected from a property of this nature. The gardens provide plenty of scope for keen gardeners, outdoor entertaining or those seeking a degree of self-sufficiency. Further benefiting from a detached

garage/workshop providing useful parking, storage or hobby space, the property represents an exciting opportunity for first-time buyers, investors or those seeking a renovation project in a convenient market town location. The property affords more particularly the following -

Front Entrance Door to -

Entrance Hallway

with stairs to first floor & stairs to basement level, doors to -

Living Room

12'9" x 12' (3.89m x 3.66m)



A spacious front living room with picture window & feature fireplace

Kitchen / Diner

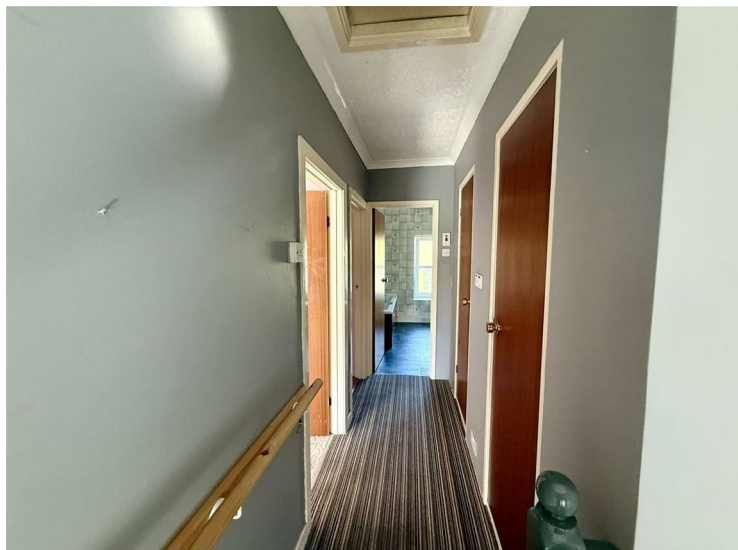
10'9" x 10'7" (3.28m x 3.23m)



A light & airy kitchen / diner to the rear of the property being part tiled with a good range of base & wall units, electric oven & hob, Rayburn (not connected), 1 1/2 drainer sink & picture window with pleasant views overlooking the garden & open countryside.

FIRST FLOOR

Landing



with access to loft & storage cupboard

Rear Bedroom

11'9" x 10'9" (3.58m x 3.28m)



with picture window overlooking the rear garden

Front Bedroom

12'1" x 9'4" (3.68m x 2.84m)



Bathroom

8'7" x 7' (2.62m x 2.13m)



A spacious suite being fully tiled with bath, shower cubicle with 'Triton' electric shower, pedestal wash hand basin & toiletries cabinet.

BASEMENT LEVEL

The basement level provides a highly versatile and adaptable space, offering excellent potential to suit a variety of uses. With scope to create an impressive games room, "man cave", hobby room, home gym, workshop or additional recreational space, it represents a particularly useful area that can be tailored to suit the purchaser's individual requirements.

Initial Room

16'3" x 10'3" (4.95m x 3.12m)



with single drainer sink unit

Further Room

16'6" x 11'5" (5.03m x 3.48m)



with WC

Externally



Externally, the property benefits from extensive garden grounds, divided into two separate sections positioned either side of a service lane. The gardens offer a pleasing mix of lawned and patio areas, providing ample space for outdoor seating, entertaining and general recreation. Part of the grounds has previously been utilised for the keeping of poultry, offering excellent potential for those with an interest in self-sufficiency, gardening or small-scale animal keeping. The gardens enjoy an attractive rural backdrop, adjoining open countryside with neighbouring fields often grazed by sheep, creating a pleasant sense of space and a delightful countryside outlook.

Patio Garden



Garage / Workshop

17'6" x 11' (5.33m x 3.35m)



A particularly useful garage/workshop with up & over door & side door, providing excellent space for secure parking, storage or use as a practical hobby and work area. Offering a good degree of versatility with electricity connected, the building lends itself well to a variety of uses depending on the purchaser's individual requirements.

Shed



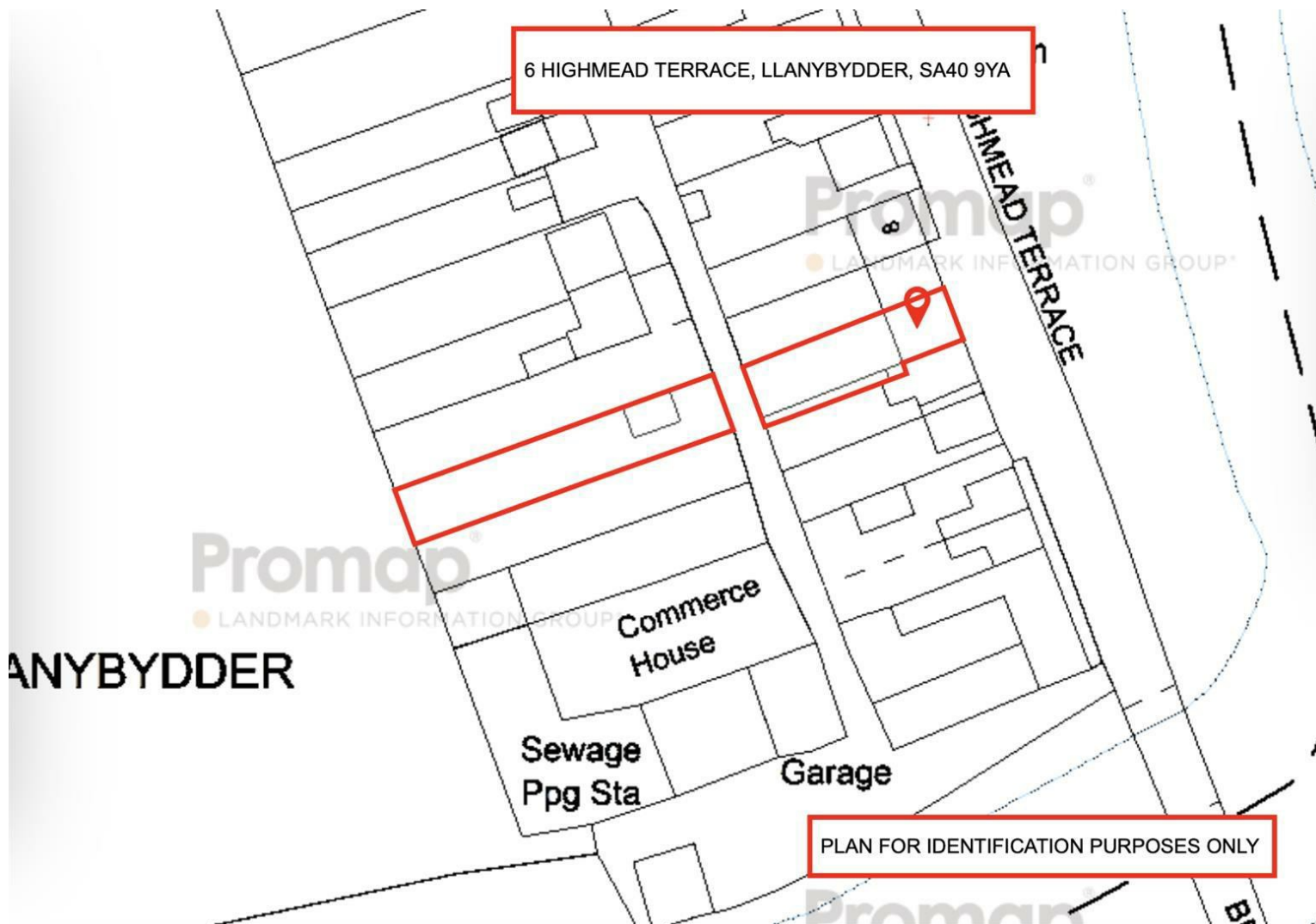
Services

We understand that the property is connected to mains water, electricity & drainage. Oil fired C/H.

Council Tax Band 'C'

Directions

From the Llanybydder square, go down the B4337 past the Black Lion Hotel on your left, across the bridge and the property can be found on your left hand side as identified by the agents for sale board.



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		
		77
	58	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
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 (Llanybydder) 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.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.