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Gwynfryn, Alltyblacca, Llanybydder, Ceredigion, SA40 9ST

Guide Price £289,000

Recently renovated, imposing double fronted, deceptively spacious 4 bedroom, oil centrally heated, double glazed house with many attractive internal features overlooking the Teifi Valley. Ample off road parking, detached garage / workshop and paddock area all in around 0.25 acres. Conveniently located in the rural hamlet of Alltyblacca, on a bus route and within easy reach of Llanybydder market town having a good range of facilities and amenities.

**MUST BE VIEWED TO BE FULLY APPRECIATED
CHAIN FREE**

Location

A deceptive property with many attractive internal features, nestling in the mid reaches of the Teify Valley having attractive views adjoining the B4337 Llanwnnen to Llanybydder roadway, currently having a regular bus route and some 1 mile from the popular market village of Llanybydder with a good range of facilities including primary school, shops, post office, public houses and places of worship. Only some 4 miles distant of the university and market town of Lampeter offering secondary schooling and a good range of everyday facilities and also within easy travelling distance of the West Wales coastline at Aberaeron and New Quay. The property is located some 18 miles north of the county town and administrative centre of Carmarthen.

Description

The property, having been recently renovated, would make an ideal family home, with 4 bedrooms, spacious patio area to the rear and further paddock opposite the property with workshop and polly tunnel. The property benefits from full uPVC double glazing and oil fired central heating and affords more particularly the following:-

Front entrance door

To

Hallway

With laminate flooring

Living Room

14'2" x 10'11" (4.34m x 3.35m)



With feature vicorian marble fireplace with open flue, radiator

Ground floor bedroom / Sitting room / Office

14'4" x 8'3" (4.39m x 2.54m)



With radiator

Kitchen / Dining Area

16'7" x 16'0" (5.08m x 4.88m)



With slate tiled flooring, extensive range of fully fitted light oak kitchen units at base and wall level incorporating single drainer sink unit with mixer tap, feature breakfast bar, integrated fridge and dishwasher, RangeMaster dual fuel Range with extractor hood over, feature matching display dresser. Feature wood burning cook top stove.

Conservatory and breakfast area with patio doors to rear garden area

Utility Room

10'5" x 6'11" (3.18m x 2.13m)



Base units, stainless steel sink, plumbed for washing machine and housing the oil central heating boiler

Front double - Bedroom 1

12'4" x 11'8" (3.76m x 3.56m)



With radiator, built-in bedroom suite including wardrobes and cupboards, original wooden flooring.

Ground floor Bathroom



White Bathroom suite. Shower, WC and basin.

Lower ground floor Cellar

14'2" x 8'7" (4.34m x 2.62m)

Heated, with ample storage space and option of converting into further room

First Floor

Landing with drop down access to loft space

Front double - Bedroom 2

14'5" x 8'5" (4.39m x 2.57m)



With radiator, double aspect windows, built in wardrobes with shelves and hanging rail, original wooden flooring.

Bedroom 3

13'2" x 7'9" (4.01m x 2.36m)

With radiator, side window and Velux roof window.

Bedroom 4 / Study

11'1" x 7'10" (3.38m x 2.39m)

With Velux roof window

Bathroom



Being part panelled, with free standing bath, WC wash hand basin, down lights

Externally



Accessed via patio doors from kitchen and also via a side access from the front of the property - To the rear of the property is a spacious patio area with entertaining space with built in BBQ and seating area, ideal for those al fresco evenings. Steps to further lawned and seating area. 3 storage sheds.

Opposite to the property :



Extensive off road parking area leading to

Paddock



Paddock area of approximately 0.25 of an acre.

An ideal opportunity for keeping of small Livestock/Poultry, the whole enjoying a pleasant aspect overlooking the Teifi Valley.

Pollytunnel



Garage / Workshop



With lean to back and side, Wood burning stove

Services

We are informed that the property benefits from connection to Mains Electricity, Water and Drainage. Oil Central Heating.

Council Tax Band D

The property is in Council Tax Band D and the amount payable is £1777



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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



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