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



**82 Bro Einon, Llanybydder, SA40 9SF**

**Asking Price £155,000**

A pleasant 3 bedroomed property, ready for prospective purchasers to put their own stamp on. The property benefits from oil fired central heating, uPVC double glazing & low maintenance gardens & grounds & is situated in a quiet locality with bordering countryside fields, adding to the peaceful nature of the home.

**\*\* AVAILABLE CHAIN FREE & READY FOR IMMEDIATE OCCUPATION \*\***

## Location

Conveniently located a good distance off a main highway 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 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 pleasant property in a quiet locality with the benefit of oil fired central heating & uPVC double glazing. The property is a blank canvas & ideal as a first time buy or for those looking to downsize. The property affords more particularly the following -

### Front Entrance Door to -

### Reception Hallway

with glazed uPVC door, tiled flooring, under stairs storage cupboard & stairs to first floor

### Storage Cupboard

### WC

with wash hand basin & toiletries cabinet

### Living Room

21'4" x 11'1" (6.50m x 3.38m)

A spacious & light room with double aspect windows & fireplace

## Kitchen

9'8" x 6'5" (2.95m x 1.96m)



Being part tiled with base & wall units, cooker point with extractor hood over, space for fridge freezer, single drainer sink, plumbing for automatic washing machine, door to -

## Sitting Room

15'9" x 9'4" (4.80m x 2.84m)



A furrher spacious open area with the benefit of dual aspect windows enabling plenty of natural light to fill the room. With base units, shelving & access to loft space.

## Side Porch

with door to grounds at side/rear

## FIRST FLOOR

## Landing



with large picture window overlooking side garden, access to insulated loft

**Airing Cupboard**  
with copper cylinder

**Bedroom 1**  
11'1" x 10'2" (3.38m x 3.10m)



To the front of the property being spacious in nature.

**Bedroom 2**  
11'1" x 10'8" (3.38m x 3.25m)



A further spacious bedroom to the rear

**Bedroom 3 / Study**  
9'8" x 6'7" (2.95m x 2.01m)



Equally suitable as a home office is desired.

## Bathroom

7'5" x 5'8" (2.26m x 1.73m)



A partly tiled bathroom suite with bath having electric 'Triton' shower over, WC, pedestal wash hand basin, toiletries cabinet & towel rail.

## Externally



The property enjoys a manageable section of lawned gardens to the side along with paved walkways & paved area to the rear along with gravelled area to the front of property. The outside space is enclosed with panelled fencing & walling giving peace of mind for those with children / pets. Communal allocated parking space to the front.

## Garden Shed

of timber construction

## Services



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

## Council Tax Band 'B'

## Directions

What3Words: cards.massess.glider

From Llanybydder take the Rhydcymerau road north, turn right by Aberduar Chapel then immediate left into Bro Einon Estate and the property is located near the top of estate on your right 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                     |         |                         |
|                                                                 | 58      | 72                      |
| 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 |



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 (Llanbydder) 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.,  
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