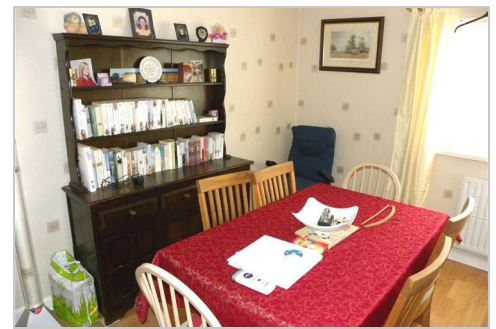


www.evansbros.co.uk

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
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Hafanglyd, 12 Bro Teify, Alltyblacca, Llanybydder, Ceredigion, SA40 9SR

Guide Price £115,000

ALLTYBLACA

Most conveniently located on a small estate, a few minutes drive from the Market Town of Llanybydder with all necessary facilities and amenities. 6 miles from Lampeter, 18 miles North of Carmarthen.

Well presented, comfortable, homely, 2/3 bedroom, oil centrally heated, upvc double glazed, semi detached bungalow set in spacious grounds with rear patio etc. Ideal first time or retirement purchase or investment opportunity (the bungalow currently let to an excellent tenant). Quiet location, convenient to bus service etc.

The semi detached bungalow, built of cavity walls under a pitched slate roof with elevations pebble dashed, provides the following oil centrally heated, upvc double glazed, comfortable, homely :-

ACCOMMODATION

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

Front Entrance Door to :-

Reception Hallway



Laminate floor.

Front Double Bedroom

11' x 9' (3.35m x 2.74m)



Laminate floor.

Dining / Sitting Room

12' x 11' (3.66m x 3.35m)



Laminate floor.

Stairs to Attic

Store Room/ Office/ 3rd Bedroom

10' x 7'10" (3.05m x 2.39m)



With store cupboards, velux window.

Double Bedroom
12'10" x 10' (3.91m x 3.05m)



Store cupboards and louvre door, store room.

Inner Hallway

Store Cupboard

Bathroom (Fully tiled)
7' x 6' (2.13m x 1.83m)



Bath with shower screen and shower, wc, pedestal wash hand basin, extractor fan.

Fully fitted Kitchen
15' x 9' (4.57m x 2.74m)



With Buttermilk wall and base store units, working surfaces, single drainer sink h/c, cooker with electric hob, plumbing for washing machine and tumble dryer, spot lights, tiled floor, rear entrance door.

Front Lounge/ Living Room
14' x 12' (4.27m x 3.66m)



EXTERNALLY

Walled in gravel Forecourt
Ornamental trees, shrubs etc.

Side Pathway

Rear Spacious Patio Area



Garden Shed

Ornamental shrubs.

Shed

Housing the "Grant" oil boiler.

Oil Tank

SERVICES

Mains electricity, water and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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