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## Arfron Llanybydder, Carmarthenshire, SA40 9RN

**Guide Price £199,950**

**\*\* UNEXPECTEDLY AVAILABLE DUE TO BROKEN CHAIN \*\*** - Well appointed 3 double bed roomed detached bungalow within walking distance of everyday amenities. This homely property features a welcoming reception room, providing a warm and inviting space for relaxation and entertaining, 3 bedrooms, 2 of these having an attractive feature bay window & further conservatory / dining space. The property benefits from oil fired central heating, uPVC double glazing & largely private grounds to the rear, great for enjoying the fresh air or hosting gatherings along with single garage & further outhouse. There is ample parking available for up to three vehicles, making it convenient for residents and guests alike. Potential for further extension (STP).

## 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



This detached bungalow is deceptively spacious & offers homely 3 double bed roomed accommodation with the benefit of oil central heating & uPVC double glazing, ideal for a small family or as a retirement property. The accommodation affords more particularly the following -

### Front Entrance Door to -

#### Reception Hallway

18'9" x 3'5" (5.72m x 1.04m)

with part original flooring

### Front Double Bedroom

12'0" x 10'9" into bay (3.66m x 3.28m into bay)



Double bedroom with attractive bay window.

### Front Double Bedroom

12'0" x 11'3" into bay (3.66m x 3.43m into bay)



Double bedroom with attractive bay window & picture window to the side with hillside views.

### Side Double Bedroom

11' x 9'3" (3.35m x 2.82m)



Double bedroom with picture window to the side having attractive hillside views.

### Bathroom

8'8" x 6'4" (2.64m x 1.93m)



An attractive & modern bathroom suite being part tiled with bath & power shower over, pedestal wash hand basin, WC, heated towel rail & further towel rail, storage cupboard & laminate flooring.

### Open Plan Kitchen / Living Room

20' x 12'8" (max) (6.10m x 3.86m (max))



Being an extension to the rear of the property, offering a stylish kitchen which is part tiled offering base & wall units, single drainer sink, electric cooker & hob with extractor hood over, integrated fridge & dishwasher, tiled flooring & doors to side entrance reception & utility / pantry room.

### Living Room



Being the heart of the home with patio doors opening out to private grounds at the rear & double doors to -

## Conservatory / Dining Space

14'2" x 11'6" (4.32m x 3.51m)



Utilised as a dining space with side entrance door

## Utility Room / Pantry

with plumbing for automatic washing machine, base & wall units.

## Side Entrance Reception



## Externally



The bungalow has a stone wall frontage with further fence & attractive shrubs leading to patio & side tarmac drive providing ample parking space for up to three vehicles. To the rear of the property is a largely private lawned area, ideal for soaking up the sun & entertainment. There is a rear entrance gate which leads out to the bordering Bro Einon estate which has further parking/turning areas (not owned by the property).

## Single Garage

## Garden Shed



## Outhouses

## Services

We are informed the property is connected to mains water, electricity & drainage, oil fired C/H & uPVC double glazed. Gigabit fibre broadband is available at the property (subject to any connection charges).

## Council Tax Band 'D'

We understand that the property is in council tax band 'D' with the amount payable per annum being £2048 (can be subject to change)

**Directions**

What3Words: workshop.colleague.potential

From the Llanybydder square take the B4337 Rhydcymerau / Llansawel road, the property can be found on your right hand side just after the entrance to the Bro Einon estate as identified by the agents 'Evans Bros for sale' board.

**Agents Comments**

A deceptive property with potential to further extend if desired which would suit an array of purchasers from small families to couples or even those seeking a retirement property due to its relatively close proximity to a regular bus service & everyday amenities.



**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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**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) <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		

**England & Wales** EU Directive 2002/91/EC



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