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Pantyglyn Carmarthen Road, Llanybydder, Carmarthenshire, SA40 9SD

Offers In The Region Of £235,000

**** Motivated Vendors **** A delightful 3 bedroomed bungalow with attractive views over the River Teifi & surrounding countryside. Conveniently situated on the outskirts of the market town of Llanybydder with tarmac drive approach, car port & workshop. This charming property benefits from double glazing, internal & external insulation, oil fired central heating, privately owned solar PV & a lovely conservatory / sun room to the front, fish pond, various attractive plants & shrubbery, workshop & sheds to the outside.

****FIRST TIME ON THE MARKET IN 20+ YEARS****

Location



The property enjoys attractive views over the river Teifi & surrounding countryside & is conveniently located on the outskirts of 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

The placing of this property on the open market for the first time in over 20 years provides prospective purchasers with an opportunity to purchase a delightful, energy efficient 3 bedroomed detached bungalow with the benefit of internal & external insulation, oil fired central heating, privately owned solar PV & double glazing. The property has a certain charm which is sure to capture the heart & affords more particularly the following -

Side Entrance Door to -
via accesible ramp approach

Utility Room

15'3" x 5'3" (4.65m x 1.60m)



with Worcester oil boiler, base & wall units, plumbing for automatic washing machine, space for tumble dryer, side window with pleasant view, tongue & groove ceiling, part tiled, stable door to -

Kitchen

13'4" x 10'9" (4.06m x 3.28m)



A spacious part tiled kitchen with a good range of base & wall units, central island/breakfast bar, electric oven & electric hob with extractor hood over, single drainer sink with lovely views over the River Teifi & surrounding countryside & space for fridge / freezer, door to -

Living Room / Diner

23'4" x 11'5" (7.11m x 3.48m)



A spacious living room / diner being the hear of the home with electric fire, side picture window & double doors to -



Conservatory
11'7" x 9'8" (3.53m x 2.95m)



(Of uPVC construction) A great space to soak up the sun & overlook the garden.

Inner Hallway



Airing Cupboard
with shelving

Bedroom 1
11'3" x 9'1" (3.43m x 2.77m)



with rear view & -

En-Suite



being fully tiled with WC, pedestal wash hand basin & electric shower, tongue & groove ceiling

Bedroom 2

11'3" x 9'3" (3.43m x 2.82m)



to the front of the property, spacious in nature

Bedroom 3 / Study

11'4" x 7'6" (3.45m x 2.29m)

with sizeable built in wardrobe

Shower Room

10'8" x 5'7" (3.25m x 1.70m)



Being a good size with walk-in shower, WC, pedestal wash hand basin, toiletries cabinet, tongue & groove ceiling

Externally



The property enjoys well kept grounds with a tarmac driveway providing ample parking space leading down to the front of the property with car port, patio & gravelled grounds with lean to, pond, raised beds, pergola & various colourful plants & shrubbery.

Driveway



Car Port



Pond



Workshop

11'8" x 9'6" (3.56m x 2.90m)



Gardens



with electricity connected & work surfaces

Sheds



Raised Beds



useful storage sheds

Views



Council Tax Band 'C'

Services

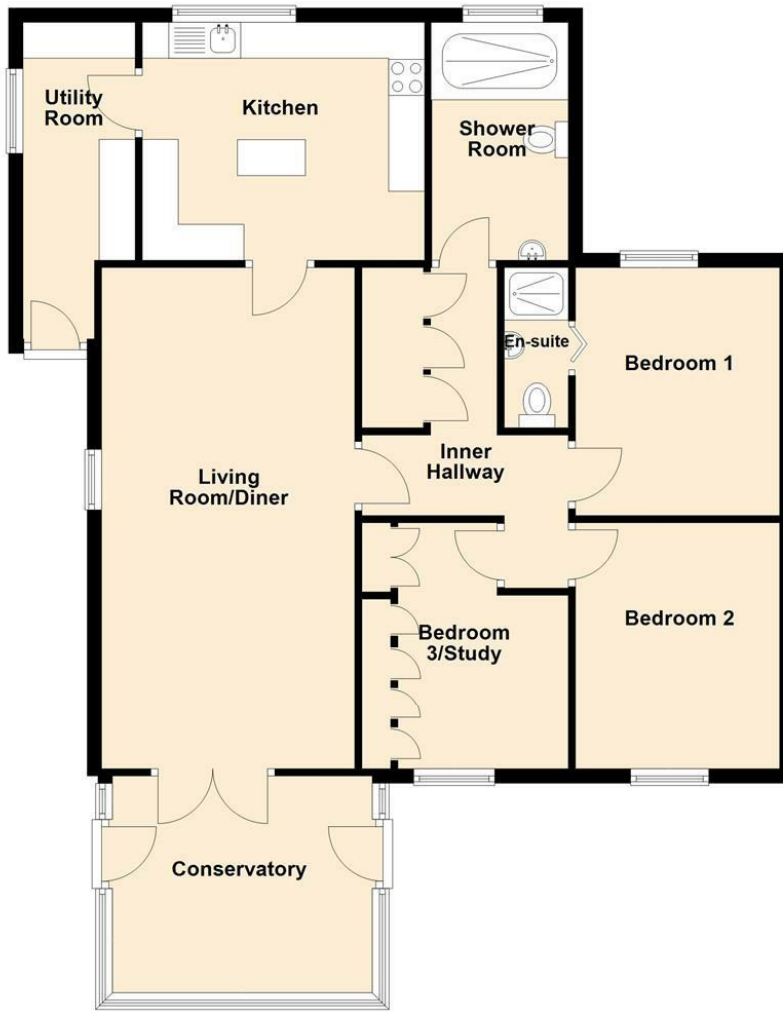
We understand that the property is connected to mains water, electricity & drainage. Oil fired central heating with the option of air source heating if desired. We are informed by the vendors privately owned solar PV.

Directions

What3Words: knocking.computers.kebab

From the square in Llanybydder take the Carmarthen road for approximately half a mile, the tarmac driveway down to the property can be found on your right hand side just after a bridge as identified by the 'Evans Bros for sale' board.

Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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