

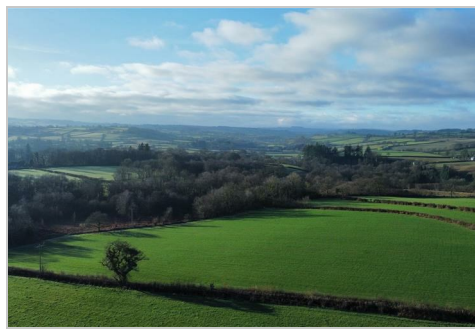
EVANS BROS.

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Swn y Dderwen, Llanwenog, Llanybydder, SA40 9UP

Guide Price £295,000

A beautifully situated, south facing property, set in a spacious yet manageable plot with far reaching views over the open countryside. The detached bungalow provides flexible 3/4 bed roomed accommodation with the benefit of oil central heating, uPVC double glazing & part annexe facilities & would make an ideal family / retirement property. Available chain free.

Please Note - The Property is subject to a Rural Enterprise Occupancy Restriction, further details below

Location



Enviously located adjoining a quiet council bye road with miles of rural scenic walks on your doorstep. The property is situated a short distance from Llanybydder Market Town with educational, shopping & social facilities all at hand. The property is only some 6 miles from the University Town of Lampeter which offers a good range of everyday amenities including, the Trinity ST. David's University Campus & a several cafes & independent retailers.

Description



A flexible 3/4 bedroomed bungalow with outstanding views over the open countryside, oil fired central heating, uPVC double glazing. The property is of cavity wall construction under a pitched tile roof with elevations & afford more particularly the following -

Front Storm Porch

front entrance door to -

Hallway

Living Room

27'4" x 11'1" (8.33m x 3.38m)



with gas fireplace, doors to -



Conservatory

12'7" x 10'9" (3.84m x 3.28m)



Perfectly placed to enjoy the beautiful scenery of the area with tiled floor & double doors to decking area



Rear Kitchen

18'7" x 9'6" (5.66m x 2.90m)



A spacious kitchen with a good range of base & wall units, oil fired 'Stanley' range with extractor fan over, working surfaces, single drainer sink h/c, tiled floor, part tiled walls, timber panel ceiling, rear entrance door

Utility Room

12'6" x 7'7" (3.81m x 2.31m)



A useful space off the kitchen / diner with base & wall storage units, working surfaces, single drainer sink h/c, plumbing for automatic washing machine, down lights, access to loft space, double door storage cupboard.

Inner Hallway

with tiled flooring, door to grounds at rear & doors to -

Shower Room

9' x 4'9" (2.74m x 1.45m)



being part tiled with 'Triton' electric shower, WC, pedestal wash hand basin, downlights, tiled flooring.

Bedroom / Office

12' x 7'8" (3.66m x 2.34m)



with pleasant rural outlook.

Rear Double Bedroom

10'6" x 10'2" (3.20m x 3.10m)



Spacious rear double bedroom.

Shower Room



A modern shower suite with shower, WC, wash hand basin with vanity unit, heated towel rail, extractor fan.

Front Double Bedroom

10'7" x 10'6" (3.23m x 3.20m)



south facing room being the largest of the bedrooms.

Front Single Bedroom

9' x 7' (max) (2.74m x 2.13m (max))



equally suitable as an office / study / play room.

Externally



The property has miles of country walks at its doorstep & sits on a generous level plot circa 135' frontage x 100' depth. Double entrance gates with tarmac drive providing ample parking and turning space, lawned gardens, ornamental trees and shrubs. The exterior of the property provides a peaceful haven along a very quiet road with rural unspoilt views.



Garden Shed



PLANNING CONSENT

The property is subject to a Rural Enterprise occupancy restriction Planning Ref A240736 approved on the 8th of January 2024 stating that the occupation of the dwelling shall be restricted to those

- solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
- who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- widows, widowers or civil partners of the above and any resident dependants.

2. The development shall be retained in accordance with the details approved by Outline Planning Permission - Ref 881849

Copies available on request.

Council Tax Band 'D'

We understand that the property is in council tax band 'D' with the amount payable per annum being £2104.

Services

We understand that the property is connected to mains water, electricity, private drainage, oil fired c/h.

Directions

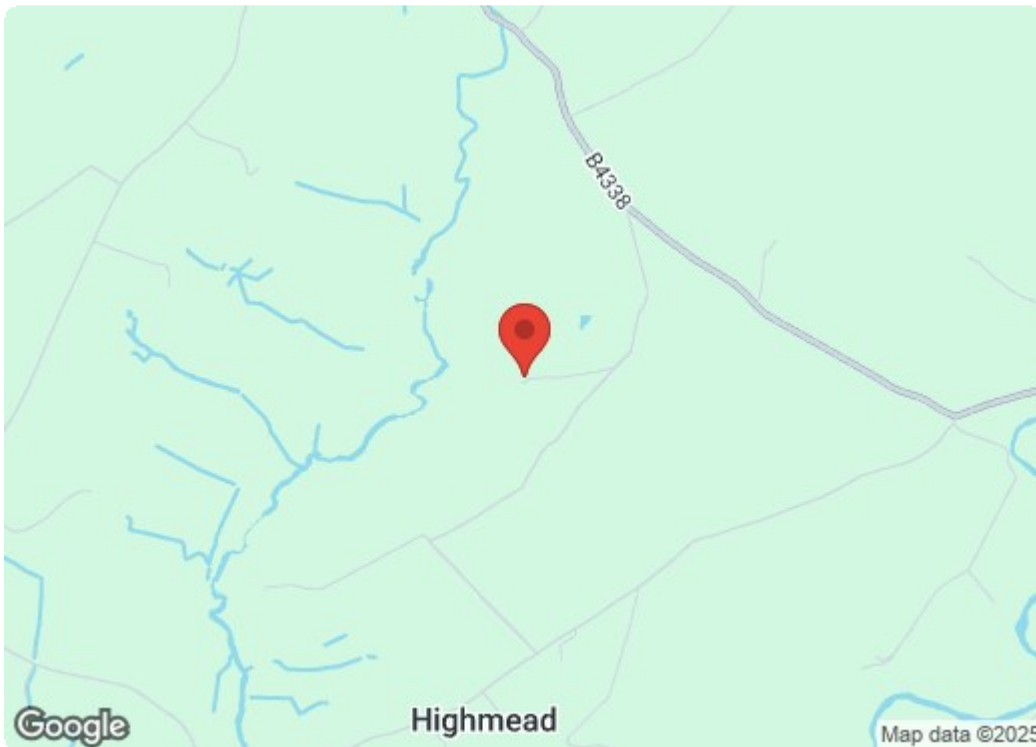




What3Words: shoulders.tailing.welcome

From Llanybydder take the B4338 out past Gwalia Garage, continue on this road for approx 1/4 a mile, on the bend fork off left towards Rhuddlan, continue on this road for approx 1 mile taking the next right hand turning, the bungalow can be found a short distance down this road as identified by the 'Evans Bros for sale' board.

Viewing

Strictly and only by prior appointment via the selling agents - Evans Bros, Llanybydder - 01570 480 444.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 



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