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Rhosawel Ty Mawr, Llanybydder, SA40 9RB

Asking Price £225,000

A conveniently situated & deceptively spacious 2 bedroomed bungalow on the edge of the market town of Llanybydder. The property is in need of some renovation though provides oil centrally heated & uPVC double glazed accommodation with spacious living / dining room & rear conservatory, sitting in a generous plot with garage, detached workshop, detached store house & tarmacadam drive in & surrounding grounds providing ample parking.

** AVAILABLE CHAIN FREE **

Location



Conveniently positioned only 1.5 miles from the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-License shops etc. The property is only some 5 miles from the market town of Lampeter which provides further access to supermarkets etc, whilst being 18 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



A commodious 2 bedroomed bungalow set back from the road in a sizeable plot with the benefit of oil fired central heating, uPVC double glazing & solar PV with a feed-in tariff we are informed, improving the energy efficiency of the property & reducing running costs. The property is in need of renovation though would be ideal for those looking to retire with a spacious yet manageable plot with tarmacadam driveway & detached workshop. The property affords more particularly the following -

Front Entrance Door to -

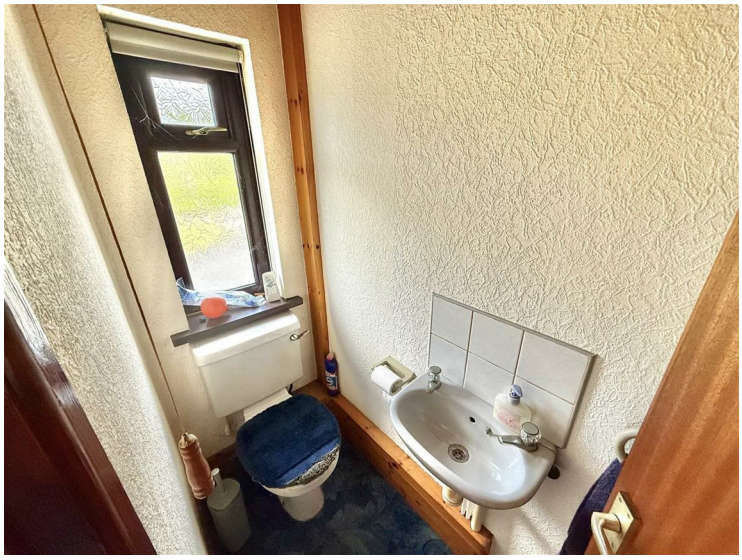
Reception Hallway

12' x 6'5" (3.66m x 1.96m)



with storage cupboards

W.C.



with wash hand basin & towel rail

Living Room / Dining Room
26'11" x 14'8" (8.20m x 4.47m)



A very spacious living / dining space with feature fireplace, open plan through to -

Kitchen
10'2" x 10'2" (3.10m x 3.10m)



To the rear of the property with a good range of base & wall units, electric oven & electric hob with extractor hood over, 1 1/2 drainer sink, fridge & automatic washing machine, door to -

Conservatory
14'3" x 9'6" (4.34m x 2.90m)



South facing & of uPVC construction with double doors to grounds at rear

Inner Hallway



Rear Bedroom
12'9" x 10'2" (3.89m x 3.10m)



A spacious bedroom to the rear of the property with picture window

Front Bedroom
11'4" x 10'6" (3.45m x 3.20m)



with storage cupboards & picture window

Bathroom
10'2" x 7'4" (3.10m x 2.24m)



A spacious bathroom with shower cubicle, bath, W.C., pedestal wash hand basin, toiletries cabinet, tongue & groove ceiling & storage cupboard with shelving

Externally



Sitting in a spacious & low maintenance plot with walled & fenced boundary, 2 entrance points via tarmacadam drive in which also provides ample parking to the front & side of the bungalow. The property also has the benefit of a lawned garden to the front with colourful shrubbery giving prospective purchasers the best of both worlds.

Tarmacadam Drive



Front Lawned Garden



Attached Garage

15'2" x 9'9" (4.62m x 2.97m)



Single garage housing the 'Worcester' oil boiler & providing access to the loft with drop down ladder, with base storage units & electric shutter door



Detached Garage / Workshop



with electricity connected

Detached Store House



with electricity connected

Services

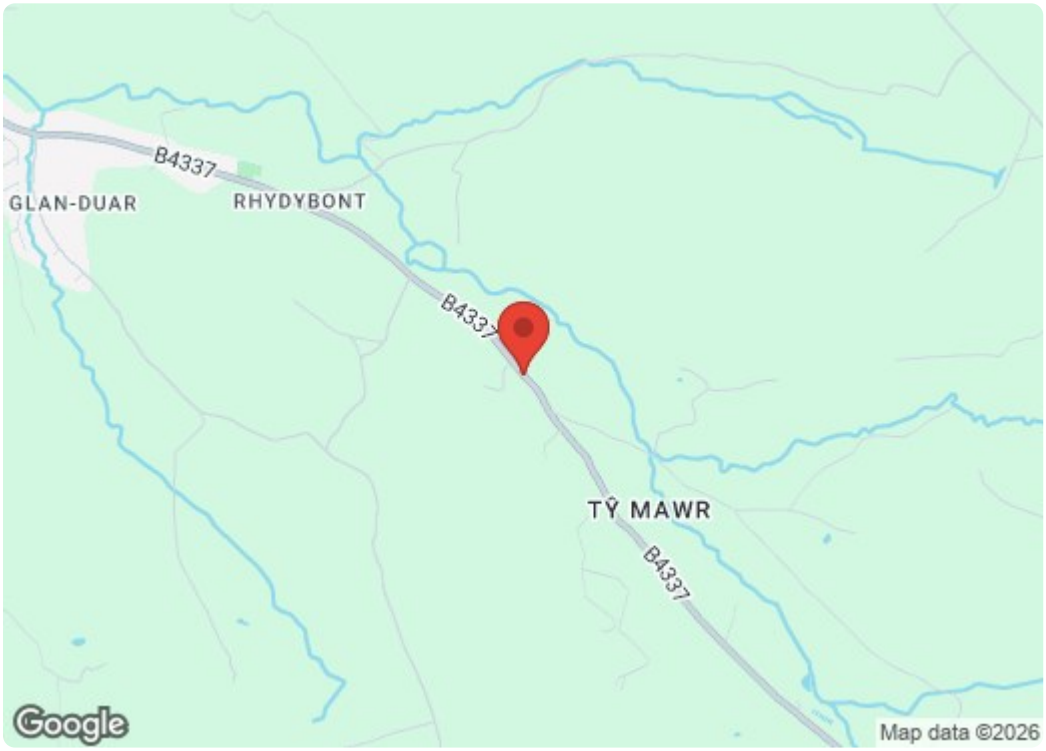


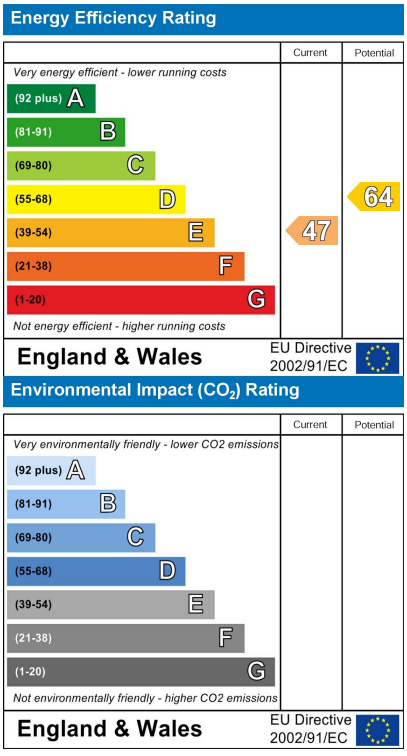
We are informed that the property is connected to mains water, electricity & drainage, oil fired central heating, solar PV with FIT we are informed.

Council Tax Band 'D'

Directions

What3Words: scared.fixed.picnic





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