

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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9 Bryndulais, Llanllwni, Pencader, Carmarthenshire, SA39 9DT

Asking Price £197,500

A deceptively spacious three-bedroom house offers a perfect blend of comfort and convenience, making it an ideal family home. The property boasts three inviting reception rooms, with a rear kitchen providing ample space for relaxation and entertainment with oil fired central heating and double glazing.

The three good-sized bedrooms offer plenty of room while the bathroom is well-equipped to meet the needs of a busy household. The property is set within spacious grounds, with front garden area and rear gravelled patios. Parking is available for up to three vehicles, ensuring that you and your guests can come and go with ease.

The location is particularly advantageous, being conveniently situated for easy access to the nearby towns of Lampeter and Carmarthen, where you can find a variety of shops, schools, and amenities.

Description

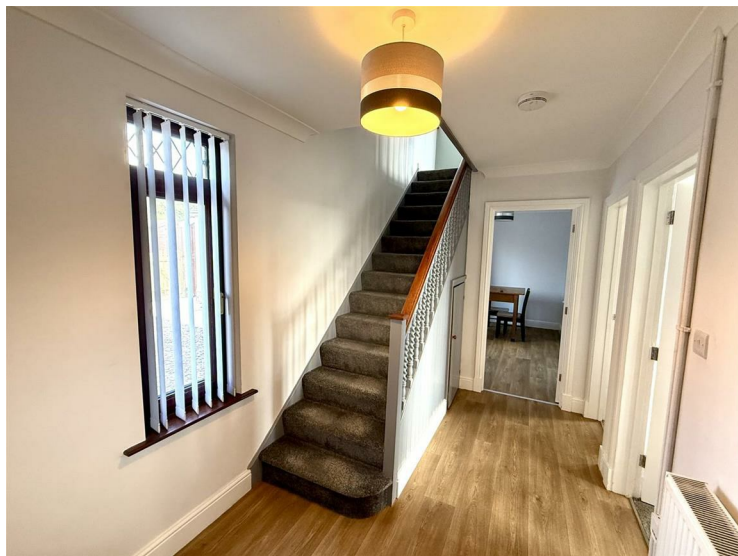


The semi detached house, built of cavity walls under a pitched tiled roof, with the main roof having been re tiled in recent years with elevations rough cast.

The property has been refurbished internally and recently redecorated and has the benefit of oil central heating with external boiler and upvc double glazing.

Side Entrance Door with Storm Hood to :-

Reception Hall



A wide inviting space to the house with staircase to first floor with understairs store cupboard, smoke alarm.

Sitting Room/home office/study

10'10" x 9 (3.30m x 2.74m)



Lounge/ Living Room

15' x 14' (4.57m x 4.27m)



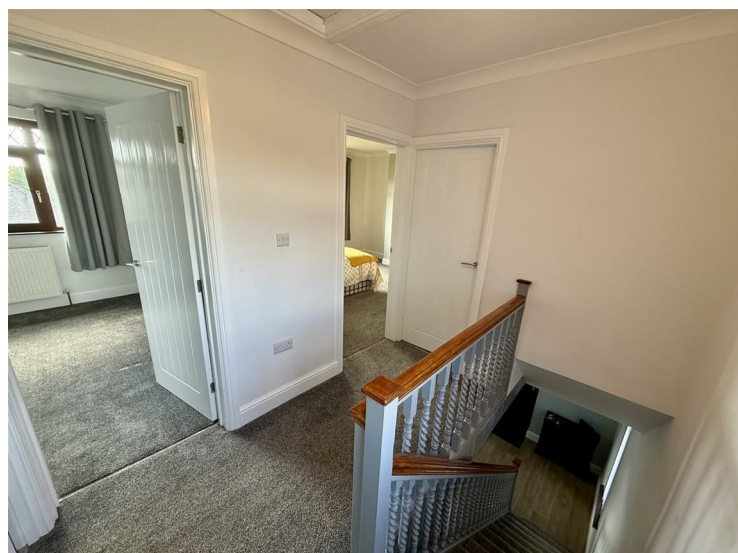
An attractive light room form the Bay window, 2 alcoves, feature fireplace with slate hearth and oak effect mantle (please note the wood burner will be removed by the vendor)

Dining Room

12' x 7' (3.66m x 2.13m)



Landing



With access to loft space.

Kitchen

18' x 5'10" (5.49m x 1.78m)



Fully fitted with light oak wall and base store units, working surfaces, 1 1/2 bowl sink h/c, built in 4 ring ceramic hob with extractor fan, built in double oven tiled floor, part tiled walls. Access to loft space, louvre door store cupboard, rear entrance door.

FIRST FOOR

Front Double Bedroom

11' x 11' (3.35m x 3.35m)



With two fitted cupboards.

Front Double Bedroom

11' x 10'10" (3.35m x 3.30m)



Rear Single Bedroom

7' x 7' (2.13m x 2.13m)



with rear window radiator and built in storage cupboard

Bathroom

6'10" x 6'5" (2.08m x 1.96m)



with a refurbished suite, having attractive panelled walls, corner shower, wash basin and toilet.
Radiator and extractor fan

EXTERNALLY



The property has delightful grounds with lawned area to front and a rear gravelled area for ease of maintenance with ample off road parking and access to external timber garden shed. Attractive rear patio areas for alfresco evenings !
External W.C

Front walled in Lawn Garden



Parking Area



Gravelled parking area with parking for 2 or 3 cars off the rear council maintained lane.

Directions

From Llanybbydder, take the A485 Carmarthen road. Proceed for about 2 1/2 miles, pass the Belle Vue pub on your right. Carry on for a further 1/2 a mile approx, the entrance to Bryndulais residential estate is on your left with an Evans Bros. arrow property for sale sign.

Council Tax Band 'C'

The amount payable per annum being £1984 source: (mycounciltax.org)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(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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