EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









30 Heol Y Gaer, Llanybydder, SA40 9RX

Guide Price £174,950

A well-presented semi-detached 3/4 bedroomed property situated on a spacious corner plot, benefiting from off-road parking for several cars, oil-fired central heating and double glazing. The property boasts a spacious front garden and a rear patio area, together with an extension offering versatile additional accommodation, which could be utilised as a further reception room or bedroom if desired. An ideal first-time purchase, family home or retirement property, offering excellent potential to suit a variety of buyers.

Location
Conveniently located on the level in the quiet Market Town of Llanybydder, the property is walking distance from everyday amenities, village park, bus stop, social & shopping facilities. The property is only some 6 miles from the University Town of Lampeter & approximately 17 miles from the administrative centre of Carmarthen which has access to rail transport, further facilities, multi-screen cinema & shopping centre.

Description
This semi detached home enjoys a spacious corner plot and benefits from oil central heating & uPVC double glazing, along with front living room, spacious dining room / 2nd sitting room, kitchen overlooking the rear, utility room and downstairs bathroom and a further extension which could be used as a further reception area or bedroom if desired.

The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



With laminate flooring

Living Room
13'8 x 11'2 (4.17m x 3.40m)



With electric fireplace and surround

Dining Room / 2nd living Room
19'7 x 10'8 (5.97m x 3.25m)



With under stairs storage cupboard
Double doors leading to:-

Kitchen
10'2 x 9'7 (3.10m x 2.92m)



With a range of base and wall units, laminate flooring, integrated electric oven, with electric hob and extractor hood over, integrated dishwasher, double drainer sink, space for fridge / freezer, Velux windows
Door leading to :-

Utility Room



With wall units and worktops, plumbing for washing machine, space for tumble dryer
Door to rear garden

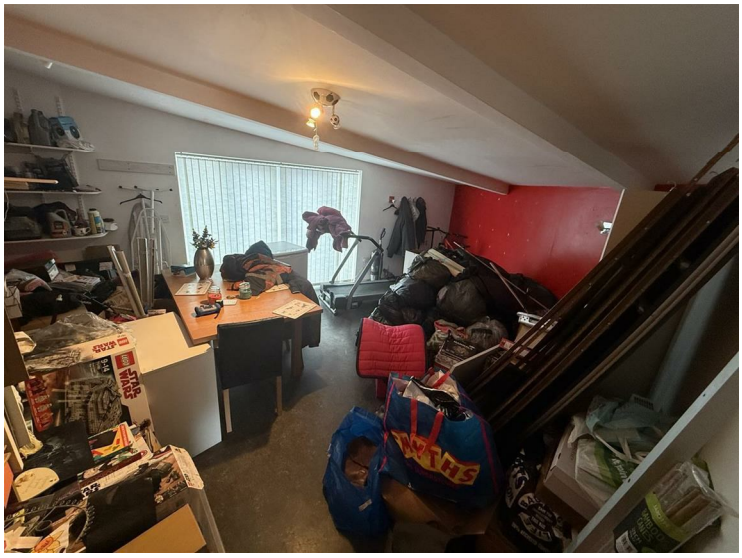
Downstairs Bathroom



Being fully tiled, with laminate flooring, WC, shower cubicle with electric shower, towel rail, wash hand basin with vanity unit,

Sitting Room / Bedroom 4

15'2 x 14'2 (4.62m x 4.32m)



Another advantage the property has to offer is the spacious side extension with double doors leading to the front of the property. Currently used as storage but has the potential to become a further reception room / bedroom if desired.

FIRST FLOOR

Landing

With access to loft space

Bedroom 1

11' x 8'7 (3.35m x 2.62m)



With built in wardrobes

Bedroom 2
11'1 x 10'2 (3.38m x 3.10m)



With built in wardrobes

Bedroom 3
8'3 x 8' (2.51m x 2.44m)



Bathroom
8' x 6'1 (2.44m x 1.85m)



Being part tiled, with WC, airing cupboard, toiletries cupboard, wash hand basin, bath with electric shower over, vinyl flooring

Externally
The property sits on a spacious yet manageable corner plot with front lawned garden, & a rear patio area. There is off-road parking for several cars at the property.

Rear Patio area



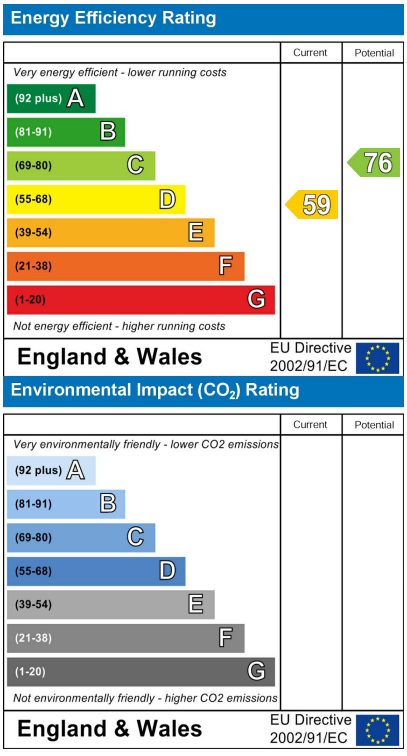
Services
We understand that the property is connected to mains water, electricity & drainage.

Council Tax Band 'B'
We understand that the property is in council tax band 'B' with the amount payable per annum being £1736.

Directions
What3Words: initial.continues.hacking

From Llanybydder cross roads, take the Carmarthen Road for 1/4 a mile, take the left hand turning up 'Heol Y Gaer', the property can be found a short distance up the estate.





EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,