EVANS BROS.
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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

Greenhill Drefach, Llanybydder, SA40 9SX

Asking Price £275,000

A well presented family sized home ideally situated within walking distance of the Ysgol Dyffryn Cledlyn area school & convenient to the market town of Llanybydder, Lampeter & more. The oil centrally heated property benefits from 2 reception rooms, a spacious & modern kitchen / diner & 3 spacious bedrooms along with a stylish bathroom suite. With ample parking for several vehicles on a tarmacadam driveway & a single garage / workshop this property is functional as well as convenient & also enjoys a well enclosed & private rear garden freshly laid to patio & lawn. **Worthy of an early viewing!**

Location

Well situated in the village of Drefach, within easy walking distance of the Dyffryn Cledlyn Area School, only some 2 miles distant of the Teifi valley and market town of Llanybydder offering good range of everyday amenities including doctors surgery, chemist, shops, public houses etc., some 6 miles from Lampeter offering a wide range of shopping and administrative facilities being the main employment town of the area.

Description

A great family home that has been extensively refurbished having been re-wired & re-plumbed in recent years, now with the benefit of a wood burning stove, oil fired central heating & uPVC double glazing. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway

with tiled flooring, oak staircase to first floor & under stairs storage

Sitting Room

14'4" x 9'1" (into alcove) (4.37m x 2.77m (into alcove))

A cosy front sitting room with wood-burning stove on a slate hearth with oak beam above, picture window allowing plenty of natural light to beam through & shelving.

Living Room

10'4" x (3.15m x)

with alcove shelving & large picture window to the front, door to -

Kitchen / Diner
16'7" x 10'9" (5.05m x 3.28m)

A spacious & attractive contemporary kitchen / diner with a great range of base & wall units, electric cooker & hob with extractor hood over, 1 1/2 drainer sink, built in dishwasher, space for fridge / freezer with plumbing to rear, tiled flooring & door to grounds at side/rear.

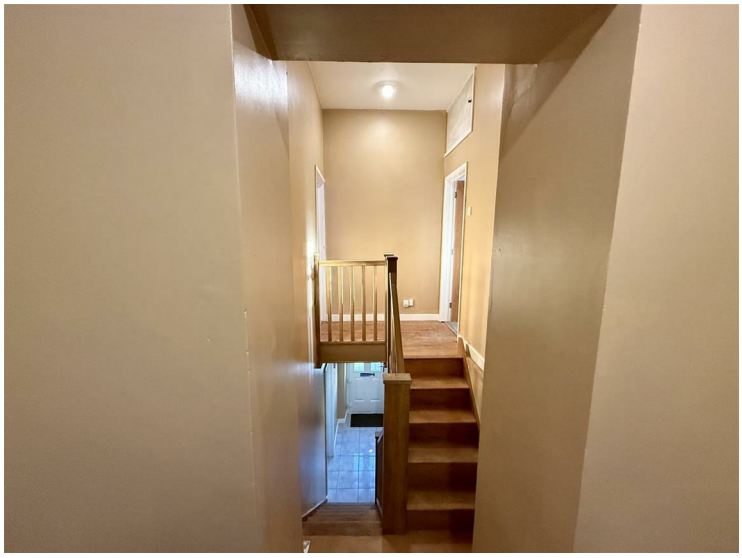
Store Cupboard
with plumbing for automatic washing machine & space for tumble dryer

WC

with tiled flooring

FIRST FLOOR

Landing



with access to insulated loft space

Bedroom 1
14'4" x 14'3" (max) (4.37m x 4.34m (max))

with far reaching views over unspoilt countryside through larger picture window to the front

Bedroom 2
14'3" x 10' (4.34m x 3.05m)

with double aspect windows & far reaching views over unspoilt countryside through larger picture window to the front

Bedroom 3
14'6" x 10'9" (4.42m x 3.28m)

with pleasant countryside view to the rear through picture window

Bathroom
9' x 5'7" (2.74m x 1.70m)

A lovely modern suite with bath having shower over, wash hand basin with toiletries cabinet beneath, WC, heated towel rail, extractor fan & side window.

Externally

The property has the benefit of a spacious lawned garden to the front along with tarmacadam drive providing ample parking for several vehicles, to the rear is a newly laid patio / lawn area providing a well enclosed & private space that is not overlooked, ideal for those with children, pets etc. The whole well enclosed in a walled boundary with various shrubbery backing onto open countryside grazing fields.

Garage
Of traditional block construction with electricity connected, mezzanine storage & up & over door

Workshop
with electricity connected

Garden Shed

Services

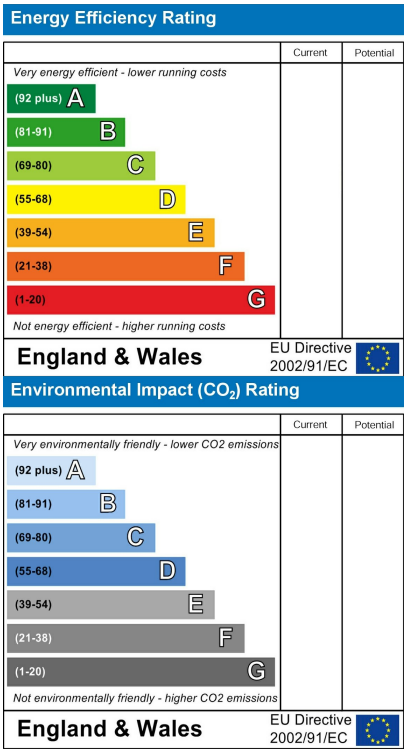
We are informed the property is connected to mains water, electricity & drainage. Oil fired central heating.

Council Tax Band 'E'

Directions

What3Words: twinkling.movie.flip\

From Lampeter, take the A475 Newcastle Emlyn roadway, continue to the village of Drefach, in the village the property can be found your right hand side, just before the chapel as identified by the agents for sale board.



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

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

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.,