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## Glyncoed Llanybydder, SA40 9TY

**Guide Price £299,950**

A spacious & attractive 4 bedroomed home sitting in a generous & level plot in a sought after location in the country town.

The property benefits from an open plan kitchen / diner, oil central heating, uPVC double glazing & has a detached garage/workshop along with ample parking & appealing, well maintained grounds & gardens. The grounds are well filled with a summerhouse, decking/bar area, front and rear patio & the property enjoys a right of way directly onto the local park/playing field.

**\*\* IDEAL FAMILY HOME \*\***

## Location



Conveniently located in a sought after location in the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is on a regular bus route & is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Description



A detached 4 bedroomed house with the benefit of oil central heating & uPVC double glazing throughout, the property benefits further from an open plan kitchen / diner, a spacious living room & sits in a large village plot with ample parking, detached garage/workshop & attractive grounds with decking/bar area, summerhouse. We are informed the property benefits from a right of way directly into the nearby park / playing fields making it ideal for those with children. The property affords more particularly the following -

## Front Entrance Door to -



## Reception Hallway

14'3 x 8'3 (4.34m x 2.51m)



With initial tiled floor, staircase to first floor. under-stairs storage cupboard

## Living Room

16'4 x 14'8 (4.98m x 4.47m)



With picture window, electric fireplace with wood effect surround

## Dining Room

14'8 x 12'8 (4.47m x 3.86m)



With laminate flooring, sliding doors to rear patio area

## Kitchen

14'8 x 11'9 (4.47m x 3.58m)

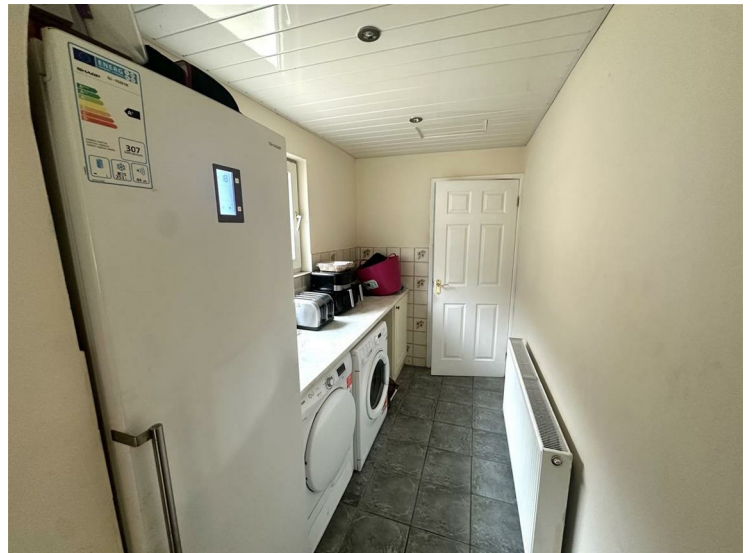


With tiled floor, range of wall and base units, single drainer sink, dishwasher, electric hob with extractor hood over, high level double electric oven, space for fridge/freezer

Leading to:-

## Utility Room

9'2 x 5'4 (2.79m x 1.63m)



With tiled floor, base unit, plumbing for washing machine, space for fridge/freezer

## Downstairs WC



With WC, wash hand basin vanity unit, heated towel rail

## FIRST FLOOR

### Landing

11 x 10'5 (3.35m x 3.18m)



Spacious landing area with access via a drop down ladder to loft being insulated and boarded

## Bedroom 1 - Front Double

13'9 x 11'9 (4.19m x 3.58m)



With picture window and open countryside views, aerial point

## Bedroom 2 - Rear Double

10'6 x 10 (3.20m x 3.05m)



With picture window, aerial point

### Bedroom 3 - Rear Double

11'9 x 8'3 (3.58m x 2.51m)



With picture window, aerial point

### Bedroom 4 - Front Double

11'9 x 8'3 (3.58m x 2.51m)



With picture window, built in wardrobes, aerial point

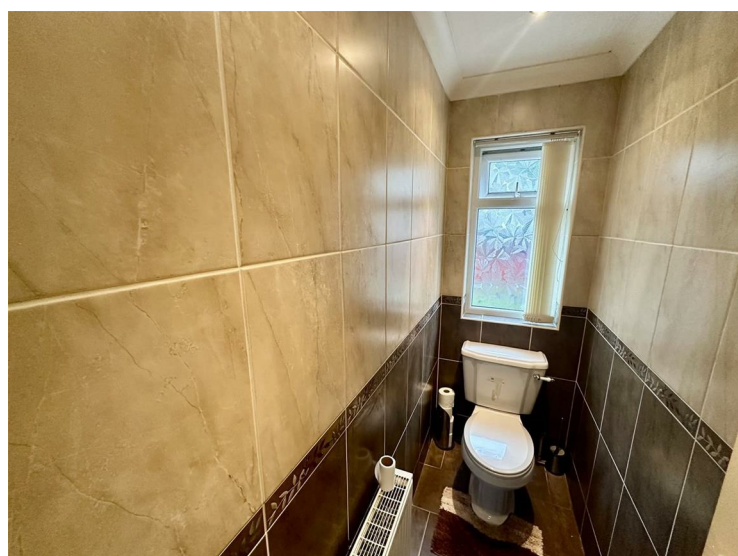
### Bathroom

7'6 x 7'3 (2.29m x 2.21m)



A modern bathroom suite being fully tiled, with corner shower cubicle, pedestal wash hand basin, freestanding bath, heated towel rail

### Separate WC



### Airing / Storage Cupboard

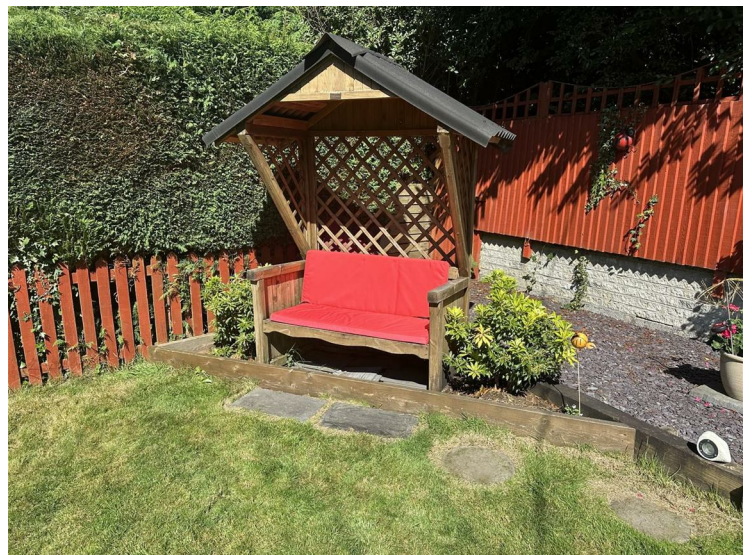
Housing the hot water tank, ample shelving

## Externally



The property benefits from ample yet manageable grounds, having spacious patio area to the rear, leading to a level lawned area, all being enclosed, making this an ideal family home with plenty of space to entertain. The village park / playing fields can be accessed via a gate at the rear of the property. To the front of the property lies a walled gravelled area with colourful shrubbery along with parking for several cars.

### Rear Patio Area



### Summer House



### Decking / Bar Area



### Detached Garage / Workshop

Split into 2 rooms with the rear being 15'8" x 9' & the front room being 14'4 x 9', with electric connectivity, up and over door

## Garden Shed



## Services

We are informed that the property benefits from mains, water, electricity and drainage, oil central heating & Gigabit full fibre broadband is available subject to any connection charges.

## Council Tax Band 'D'

The annual council tax payable for this property is £2048

## Directions

What3Words: forces.postings.lunges

From Llanybydder crossroads take the Carmarthen road for approximately 1/2 a mile, the property can then be found on your left hand side as identified by the 'Evans Bros For Sale' board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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