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5 Maesolbri, Llanybri, Carmarthen, Carmarthenshire, SA33 5HE

Guide Price £142,500 ono

For sale on instructions of the Executor of the former owner. An excellent property for someone looking for a “PROJECT PROPERTY” in a very sought after area NEAR THE COAST. The property is a SEMI-DETACHED former council house (built after the War) but now IN NEED OF TOTAL REFURBISHMENT and set on the edge of the village of Llanybri with the usual village amenities yet only approx 9 miles from the county town of Carmarthen and JUST 2 MILES FROM LLANSTEFFAN and the Towy estuary. The property offers oil central heating, double glazing and comprises 1 living room, 3 bedrooms (2 comfortable doubles) generous sized grounds an on-street parking.

LOCATION & DIRECTIONS

What3Words Location. ///path.fewer.kinder Set at OS Grid Ref SN 338 127 on a crescent on the edge of the attractive and popular village of Llanybri, with its Sub Post Office / Stores and Public House. Just under 2 miles from the beautiful Towy Estuary village of Llansteffan with Primary School and about 9 miles from Carmarthen. From CARMARTHEN take the B4312 for Llansteffan and proceed approx. 6 or 7 miles and turn right for LLANYBRI - opposite the Yacht Club. Continue into the village of Llanybri and on entering the village, Maesolbri will be seen on the right. The property will be identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built in the 1950s of brick cavity walls wit elevations rendered and pebble dashed under a pitched concrete interlocking tiled roof, to provide the following accommodation. FRONT ENTRANCE HALLWAY with a red quarry tiled floor, a staircase to the first floor, understairs cupboard and a door to the sitting room.

SITTING ROOM



Having a red quarry tiled floor and picture windows to both front and rear. Rayburn Rhapsody solid fuel stove in a traditional tiled grate; the Executor does not know whether this is working but prospective buyers are welcome to get it checked at their own expense if they intend using it.

KITCHEN / LIVING ROOM



Red quarry tiled floor. Stanley oil fired range inc a back boiler for the central heating. Again, the Executor does not know whether this is working but prospective buyers are welcome to get it checked at their own expense if they intend keeping it. Pantry to the side. Picture window to the rear. Base unit inc a stainless steel single drainer sink and polystyrene tiled ceiling.

UTILITY ROOM



Having a concrete floor and built in coal store to the side.

DOWNSTAIRS TOILET

Tiled floor and WC.

FIRST FLOOR

SPACIOUS LANDING



With ample fitted storage cupboards inc an airing cupboard, a picture window to the rear and a loft access.

FRONT DOUBLE BEDROOM 1



Having a picture window to the front and storage cupboard to the side.

FRONT DOUBLE BEDROOM 2



Picture window and storage cupboard. Connecting door to the Jack & Jill bathroom adjoining.

REAR BEDROOM 3



Picture widow overlooking the rear garden and the fields beyond.

JACK & JILL BATHROOM



Part tiled and fitted with a panelled bath, low level WC and wall mounted wash hand basin.

EXTERNALLY

To the front there is a good sized enclosed lawn with a concreted path to the front and side. To the rear, there is a block built STORAGE SHED and a roughly rectangular garden (approx 85' deep on average) overlooking rolling countryside and open fields.

SERVICES

Mains electricity, water and drainage. Full oil central heating. Full double glazing.

BOUNDARY PAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

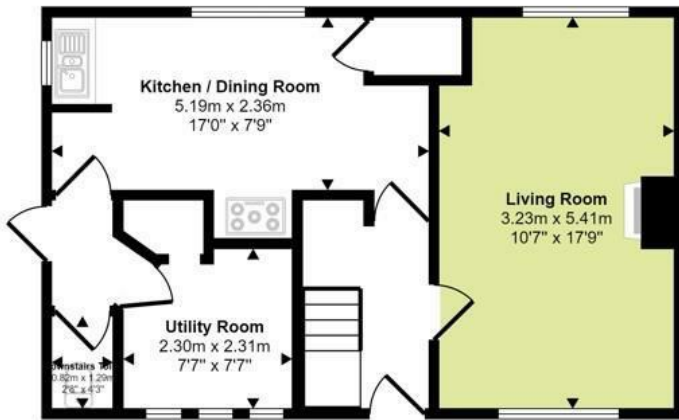
COUNCIL TAX

We understand the property is in Council Tax band C and that the Council Tax payable for the 2024 / 2025 financial year is £1,820 which equates to approximately £151.66 per month before discounts.

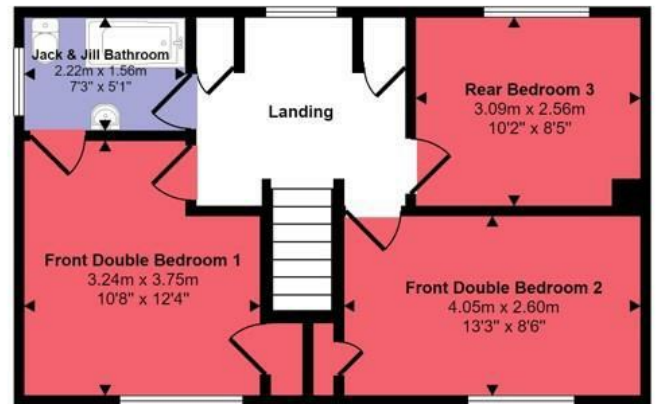
AGENTS NOTE

We are required to disclose that the previous owner tragically passed away in the property.

Approx Gross Internal Area
92 sq m / 986 sq ft



Ground Floor
Approx 46 sq m / 495 sq ft



First Floor
Approx 46 sq m / 491 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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