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4 Bro Rhydybont, Rhydybont, Llanybydder, SA40 9QX

Guide Price £185,000

Immaculately presented 3 bedroomed home on the outskirts of the Market Town of Llanybydder. This double fronted semi-detached property would make an ideal family or retirement property being on level ground & within walking distance of local amenities. The property enjoys an enclosed front garden & rear access with ample parking & entertainment space. The property benefits further from a multi-functional utility / potential workshop space along with uPVC double glazing, air source heating & solar panels, all keeping the running cost of the property at a minimum. **EARLY VIEWING IS ADVISED.**

Location

Conveniently located within walking distance from 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 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 very well kept & appealing double fronted 3 bedroomed semi-detached house with the benefit of spacious rooms throughout, air source central heating, uPVC double glazing & enclosed, easily maintainable grounds to the front and rear. The property benefits further from privately owned solar panels & battery, increasing its energy efficiency, along with ample parking accessed via a lane to the rear. The property affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with stairs to first floor, doors to -

Living Room

17'9" x 11'6" (5.41m x 3.51m)



A spacious living room space with timber flooring, gas fire with coal effect flame & exposed ceiling beams.

Kitchen / Diner

13'2" x 11'7" (4.01m x 3.53m)



with a range of base & wall units, tiled flooring, electric double oven, electric hob with concealed extractor hood over, 1 1/2 drainer sink h/c & timber ceiling with spotlights, door to -

Side Porch



with doors to grounds at front, access to loft

WC / Storage Cupboard



with access to insulated loft

Utility Room

21' 8'8" (6.40m 2.64m)

This large space being an extension to the rear has potential as a workshop but is currently used as a utility room with solar battery, plumbing for automatic washing machine, space for tumble dryer, single drainer sink h/c

FIRST FLOOR

Landing

with access to loft, storage cupboard with heating tank

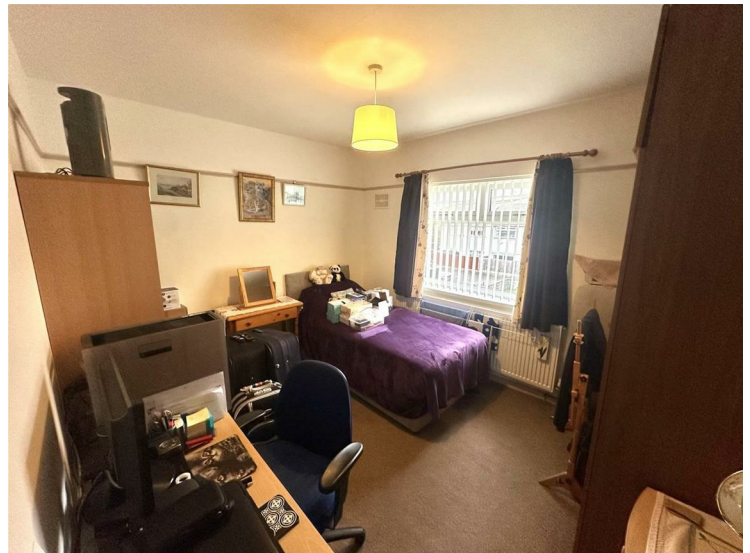
Bedroom 1

13'2" x 9'6" (4.01m x 2.90m)



Bedroom 2

11'6" x 9'7" (3.51m x 2.92m)



Bedroom 3



Shower Room

7'8" x 5'6" (2.34m x 1.68m)



A fully tiled suite with walk-in shower, WC, wash hand basin, toiletries cabinet, towel rail

Externally



To the front of the property is an attractive walled in garden with plant beds & pathway to the front entrance door. To the rear of the property is a low maintenance patio area, ideal for outside entertainment / relaxation, further gravelled area providing ample parking space accessed via a lane to the rear, further garden shed within the grounds of the property.

Services

We are informed the property is connected to mains water, electricity & drainage, air source heating & privately owned solar panels & battery. Ultrafast broadband is available at the property subject to any connection charges.

Council Tax Band 'C'

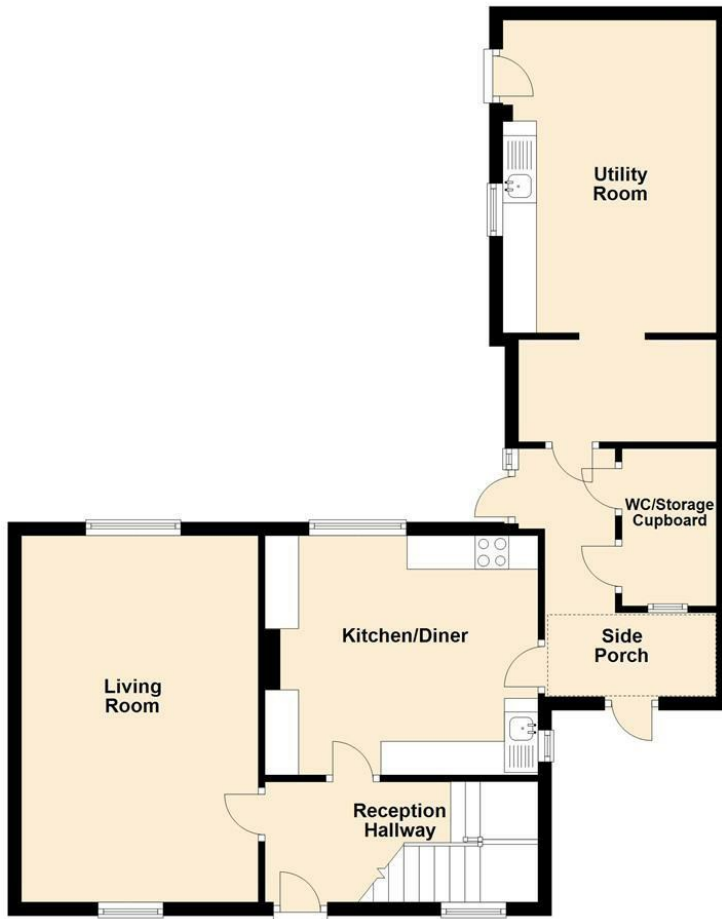
We are informed the property is in council tax band 'C' with the amount payable per annum being £1820. (www.mycounciltax.org.uk)

Directions

What3Words: [stew.myths.crate](https://www.what3words.com/stew.myths.crate)

From Llanybydder take the B4337 out of the village towards Rhydybont, carry on. this road for a short distance & the property can be found on your left hand side as identified by the agents for sale board.

Ground Floor Approx. 71.7 sq. metres (772.2 sq. feet)



First Floor Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 113.6 sq. metres (1223.1 sq. feet)
For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(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 (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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