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Commerce House Highmead Terrace, Llanybydder, Ceredigion, SA40 9YA

Guide Price £175,000

SPACIOUS 3 BEDROOM STONE/ SLATE, SEMI DETACHED, OIL CENTRALLY HEATED, DOUBLE GLAZED HOUSE WITH BASEMENT UTILITY AND GAMES ROOM. SIDE DRIVE, GARAGE/ WORKSHOP. SPACIOUS REAR LAWNED GARDENS. IDEAL RETIREMENT, FIRST TIME PURCHASE OR INVESTMENT. PROPERTY READY FOR IMMEDIATE OCCUPATION (NO ONWARD CHAIN).

The semi-detached stone and slate house benefits from a spacious nature throughout with the flexibility of a basement utility / game room area & provides the following oil centrally heated, upvc double glazed :

LOCATION



Most conveniently located just a short walk from the scenic Teifi River and within level walking distance of facilities and amenities within the popular Market Town of Llanybydder. 6 miles Lampeter, 17 miles North of Carmarthen.

ACCOMMODATION

(Dimensions approx) All principal rooms have adequate power points and central heating radiators.

Front Entrance Door

Reception Hallway



Understairs storage space. Staircase to first floor, electric meter.

Reception Room

14'8" x 9'9" (4.47m x 2.97m)



Feature fireplace.

Front Lounge/ Living Room

16'5" x 15' (5.00m x 4.57m)



Fireplace.

Front Lounge / Living Room (2nd angle)



Rear Kitchen / Diner
17'9" x 14'4" (5.41m x 4.37m)



Wall and base store cupboards, working surfaces, single drainer sink h/c, built in electric oven and hob with extractor fan, plumbing for washing machine, "Worcester" boiler, side door.

Kitchen



FIRST FLOOR

Double Bedroom
14'7" x 9'7" (4.45m x 2.92m)



Single Bedroom
12' x 5'7" (3.66m x 1.70m)



Double Bedroom
14'9" x 9'4" (4.50m x 2.84m)



Bathroom

6'7" x 5'4" (2.01m x 1.63m)



Fully tiled. Bath with Triton T80 shower over, pedestal wash hand basin, WC, toiletries cabinet.

EXTERNALLY

To the rear of the property is a spacious, enclosed garden which can be accessed from the front or rear of the property. The property sits a short walk from the river Teifi, providing attractive countryside views.

BASEMENT UTILITY AND GAMES ROOM

13'7" x 11'7" (4.14m x 3.53m)



Store cupboards, working surfaces, built in electric oven and hob with extractor fan, gas boiler.



Side Drive



COUNCIL TAX

We understand that the property is in council tax band 'C' and the amount payable is .£1696.

Detached Garage/ Workshop



Rear Lawned Garden



• With rear access lane.

SERVICES

Mains electricity, water and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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