

[www.evansbros.co.uk](http://www.evansbros.co.uk)



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



## 1 Caerau Bach Penffordd, Llanybydder, SA40 9XG

**Asking Price £195,000**

Delightful character 2 bedroomed country cottage, enviously situated on a quiet country road with far reaching views over the Teifi Valley, ample off-road parking for up to 3 cars & lawned garden to the rear. This attractive stone cottage built in 1885 has a very tasteful contemporary twist, being fully sympathetically renovated with several character features on show throughout. The property has the benefit of full double glazing & oil central heating with underfloor heating to the ground floor & is efficient to run with a higher than average energy performance rating. A real turn key property.

**\*\* NO ONWARD CHAIN \*\***



## Location



Ideally situated adjoining a quiet coucil road with far reaching views over the open countryside. The property is approximately 3 miles from the Teifi valley and market town of Llanybydder providing a range of everyday facilities including shops, public houses, doctor's surgery, chemist etc. The property is also convenient to the larger town of Lampeter to the north and within easy travelling distance of the larger administrative town of Carmarthen to the south whilst being 30 mins inland from the renowned West Wales Coastline with its many sandy beaches & secluded coves.

## Description



A highly desirable & tastefully renovated 2 bedroomed country cottage with great views & having the benefit of a new roof to the extension, new chimney & newly installed septic tank drainage system. The property benefits from oil fired central heating with underfloor heating to the ground floor along with uPVC double glazing throughout. The property is vacant & ready for immediate occupation with no further work required. The cottage was built in 1885 & as such retains several character features enhancing the homely nature of the property. The property affords more particularly the following

## Front Entrance Door to -



being a character stable door

## Kitchen

11'8" x 7'5" (3.56m x 2.26m)



A light & airy kitchen space with oak worktops, electric cooker with electric hobs, integrated fridge / freezer & dishwasher, attractive belfast sink & exposed stone wall & beams. Door to -



### **Living / Dining Area**

15'3" x 14' (4.65m x 4.27m)



A welcoming space with attractive inglenook having cast iron multi fuel stove on a quarry tiled hearth, entrance door, further under-straits storage, doors to -

### **Rear Bedroom**

8'4" x 6' (2.54m x 1.83m)



with exposed beams & access to insulated loft area

### **Bathroom**

6'3" x 4'9" (1.91m x 1.45m)



A tastefully renovated suite having bath with electric 'Mira' shower over, WC, wash hand basin with vanity unit & extractor fan, part tiled.

### **FIRST FLOOR**

#### **Principle Bedroom**

15'6" x 13'4" (4.72m x 4.06m)



A spacious main bedroom which is light & airy with character exposed 'A' frame beams & part exposed stone walls, spotlights & door to -



### En-suite



with WC & pedestal wash hand basin with vanity unit, tiled walls

### Externally



The property has the benefit of low maintenance grounds with front stone walled boundary, oil fired external boiler to the side with some colourful shrubbery, gravelled grounds & a lawned raised garden area to the rear with great views, ideal for those alfresco summer evenings. There is ample off-road parking at the property for up to 3 vehicles.

### Views



### Rear Store Shed

accessed to the rear of the property, housing the hot water cylinder & with plumbing for automatic washing machine.

### Services

We are informed that the property is connected main water, electricity, private drainage (newly installed septic tank) Oil fired central heating with underfloor heating to the ground floor.

### Council Tax Band 'C'

We understand that the property is in council tax band 'C' with the amount payable per annum being £2041 ([www.mycounciltax.org.uk](http://www.mycounciltax.org.uk))

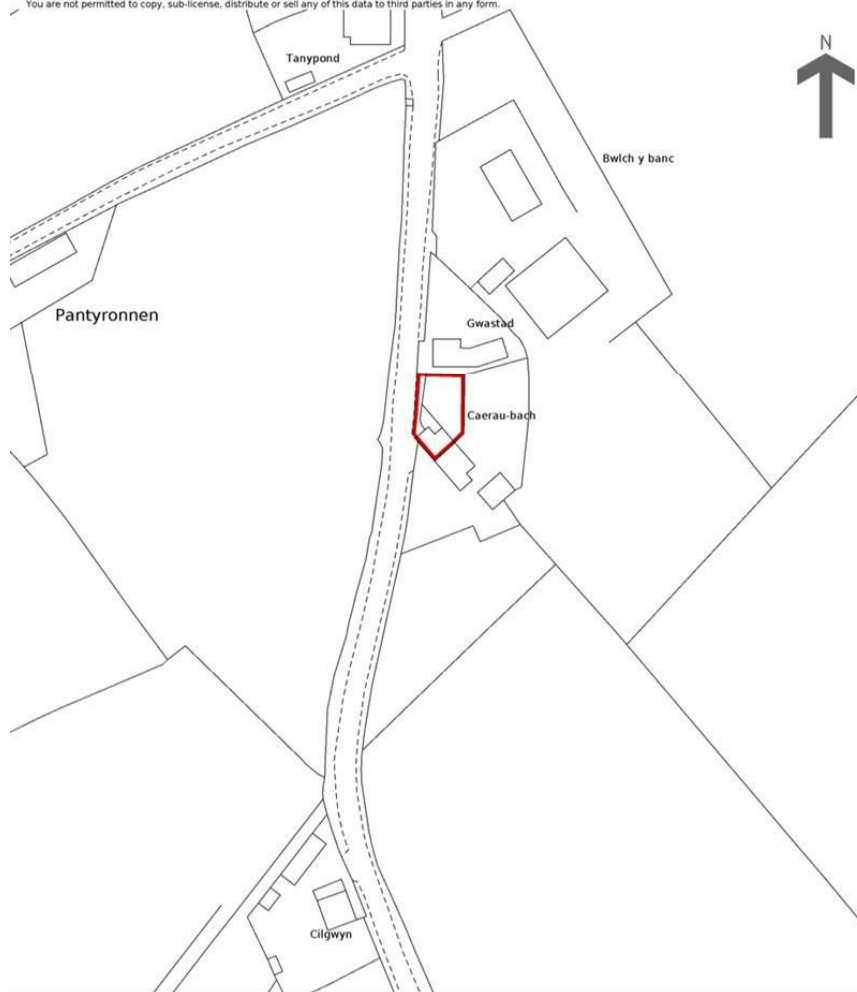
### Directions

What3Words: [costumed.harmlessly.dangerously](#)

Travel along the Lampeter - Newcastle Emlyn main road, reaching the hamlet of Cwmsychpant, from the Lampeter side, turn left & proceed on this road for approx 1/2 a mile, the property can be found on your left hand side as identified by the 'Evans Bros' for sale board.



© Crown copyright and database rights 2014 Ordnance Survey AC0000851063.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
**Tel:** (01570) 422395



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462