MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A spacious and versatile 3/4 bedroomed semi detached dormer bungalow with generous grounds.
Edge of Llanybydder, West Wales









26 Heol Y Dderi Glanduar, Llanybydder, Carmarthenshire. SA40 9RG.

£189,950 Offers Over

REF: R/5240/LD

*** A semi detached dormer bungalow *** Flexible accommodation with 3 reception rooms *** 3/4 bedrooms and 2 bathrooms *** Modern kitchen and new bathroom and new wetroom *** Upgraded electrics, plumbing and drainage *** Oil fired central heating and double glazing *** Highly insulated

*** Off street gated parking *** Workshop/storage container *** Extensive grounds of approximately 0.391 of an acre *** Patio and seating area ideal for outdoor living *** Sloping woodland area with excellent potential *** Great for Bird watching - Attracting a variety of Bird life

*** Popular edge of Village Estate location - Within walking distance to everyday amenities *** Situated in the sought after Village of Llanybydder

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Carmarthenshire, SA31 3AD
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LOCATION

The property is located in Glanduar on the edge of the Village of Llanybydder. Llanybydder is located in the Teifi Valley, 4 miles South from the University Town of Lampeter, 18 miles North from the County and Administrative Town of Carmarthen, within easy reach of the Ceredigion Coastline and the Cardigan Bay at Aberaeron and New Quay, both approximately 12 miles. Llanybydder is famous for its 'Horse Market'. The property is within walking distance of all Village amenities, including Junior School, Public Houses, Post Office, Chemist, Garage, Convenience Store and Places of Worship.



GENERAL DESCRIPTION

A spacious and versatile semi detached dormer bungalow offering well presented 3/4 bedroomed, 2 bathroomed accommodation with the benefit of 3 reception rooms making it ideal for Family living or for those seeking flexible space. The property has been improved in recent years with upgraded electrics with new consumer unit, plumbing and drainage along with a modern kitchen and bathrooms and benefits from oil fired central heating and double glazing throughout.

Externally the property enjoys generous grounds extending to approximately 0.391 of an acre including a patio seating area and a sloping woodland section offering further potential. The grounds are ideal for those who enjoy the outdoors with an excellent opportunity for Bird watching and attracting a variety of Bird life. It also has the advantage of gated off street parking along with a useful workshop/storage container.

Conveniently positioned on a popular edge of Village Estate within walking distance to everyday amenities in Llanybydder. The property offers an excellent balance of space, practicality and lifestyle.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a half glazed front entrance door, staircase to the first floor accommodation with understairs storage cupboard, tiled flooring,



DOWNSTAIRS WET ROOM

A modern walk-in wet room accessible from the Hallway, being totally new and re-constructed with a walk-in wet room with shower facility, low level flush w.c., multi drawer vanity unit with wash hand basin, spot lighting, extractor fan, heated towel rail, new walls, new ceiling and new fittings.



SITTING ROOM/BEDROOM 4



14' 3" x 11' 7" (4.34m x 3.53m). With tiled flooring, radiator, spot lighting.

LIVING ROOM

15' 0" x 9' 7" (4.57m x 2.92m). With tiled flooring, spot lighting, open archway into the Kitchen.



LIVING ROOM (SECOND IMAGE)



KITCHEN

11' 2" x 9' 7" (3.40m x 2.92m). A stylish Shaker style fitted Kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, space for electric cooker with extractor fan over, oil fired Rayburn for cooking and ground floor heating, tiled flooring, space for under counter fridge and freezer, radiator, door through to the Garden Room.



KITCHEN (SECOND IMAGE)



GARDEN ROOM/DINING ROOM/STUDY

25' 7" x 8' 5" (7.80m x 2.57m). A multi purpose room with radiator and of UPVC construction, UPVC entrance door opening onto the rear patio area, office space with work surfaces, plumbing and space for automatic washing machine and dishwasher.



GARDEN ROOM (SECOND IMAGE)



FIRST FLOOR

LANDING

With access to undereaves storage and office space, access to the loft space being fully insulated and boarded.

BEDROOM 1

11' 8" x 11' 7" (3.56m x 3.53m). With multi door built-in wardrobes with radiator, shelving and hanging space, built-in chest of drawers, radiator.



BEDROOM 2

11' 2" x 9' 6" (3.40m x 2.90m). With radiator, side window enjoying views over the garden, access to undereaves storage.



BEDROOM 3

11' 6" x 8' 2" (3.51m x 2.49m). With Velux roof window.



BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m). Being totally new and re-constructed comprising of a panelled bath with shower attachment, low level flush w.c., double door vanity unit with

wash hand basin, new walls, new ceiling and new fittings.



EXTERNALLY

WORKSHOP/CONTAINER

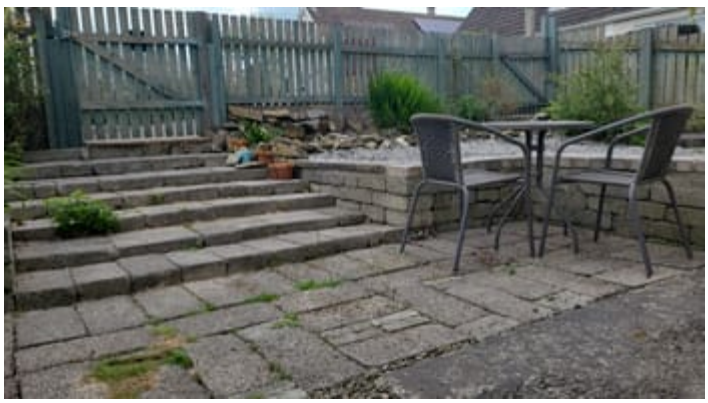
16' 7" x 7' 0" (5.05m x 2.13m).

GARDEN

The garden and woodland leads to a stream that extends to approximately 0.391 of an acre including a patio seating area, a level lawned garden and also a sloping woodland section offering further potential. The grounds are ideal for those who enjoy the outdoors with excellent opportunities for Bird watching and attracting a variety of Bird life. There is an added advantage of gated off street parking.

The garden could offer a fantastic versatile space which could include woodland walkways, path and a seating area ideal for those with outdoor pursuits at heart.

FRONT GARDEN (FIRST IMAGE)



FRONT GARDEN (SECOND IMAGE)



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



ADJACENT WOODLAND (FIRST IMAGE)

Accessible through a gate from the garden.



ADJACENT WOODLAND (SECOND IMAGE)

Accessible through a gate from the garden.



PATIO AREA



BIRD FEEDING STATION



PARKING AND DRIVEWAY

A gated gravelled driveway with ample parking.

FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

A well presented 3/4 bedroomed semi detached bungalow i a sought after location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

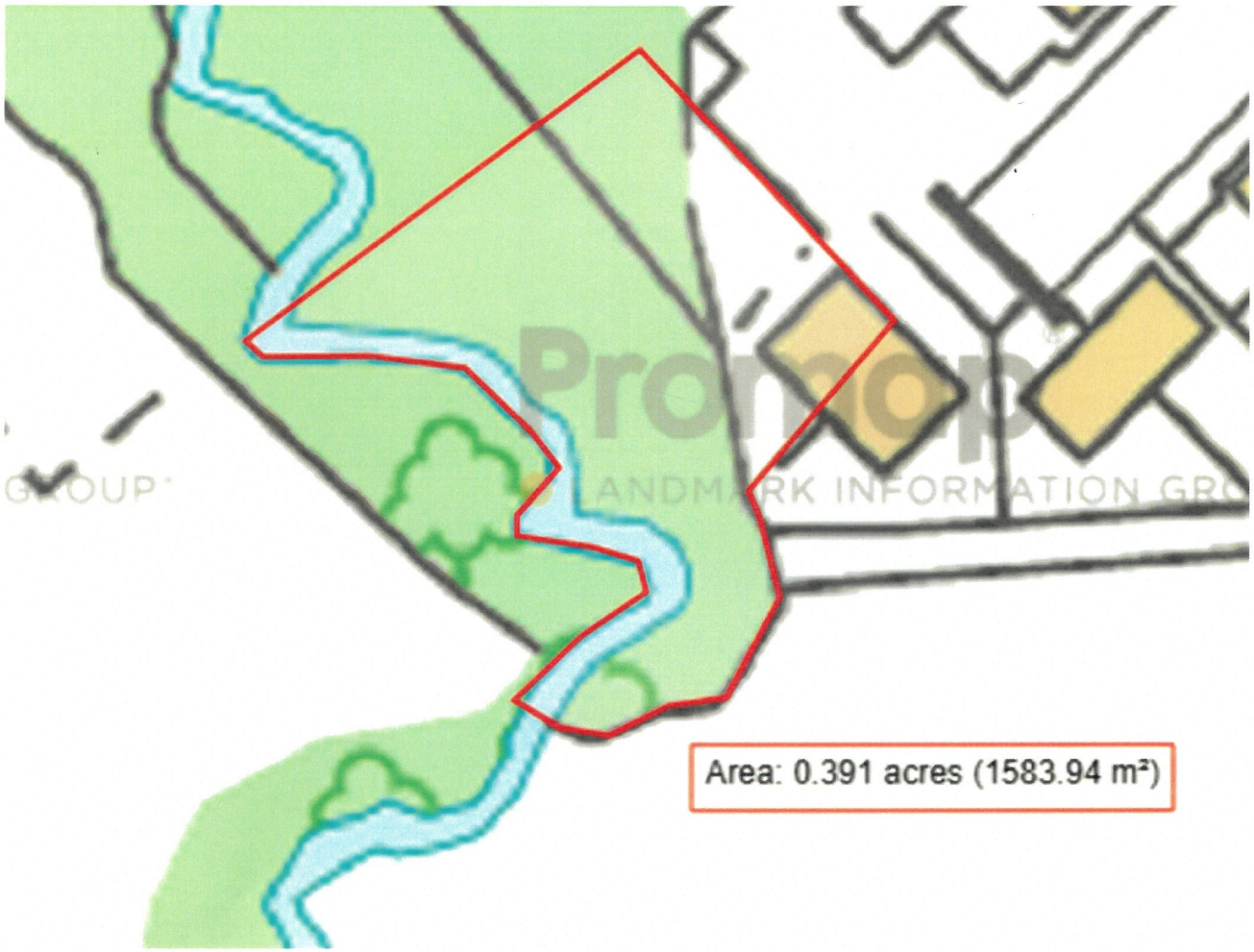
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'B'.

MONEY LAUNDERING REGULATIONS

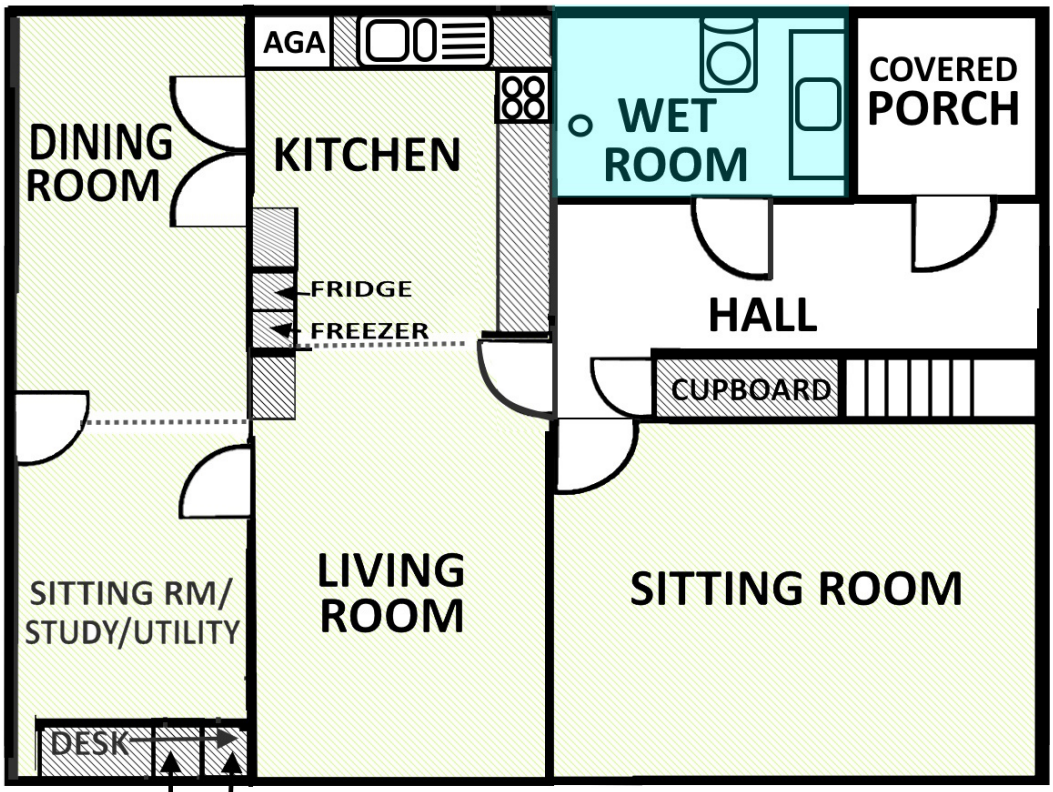
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

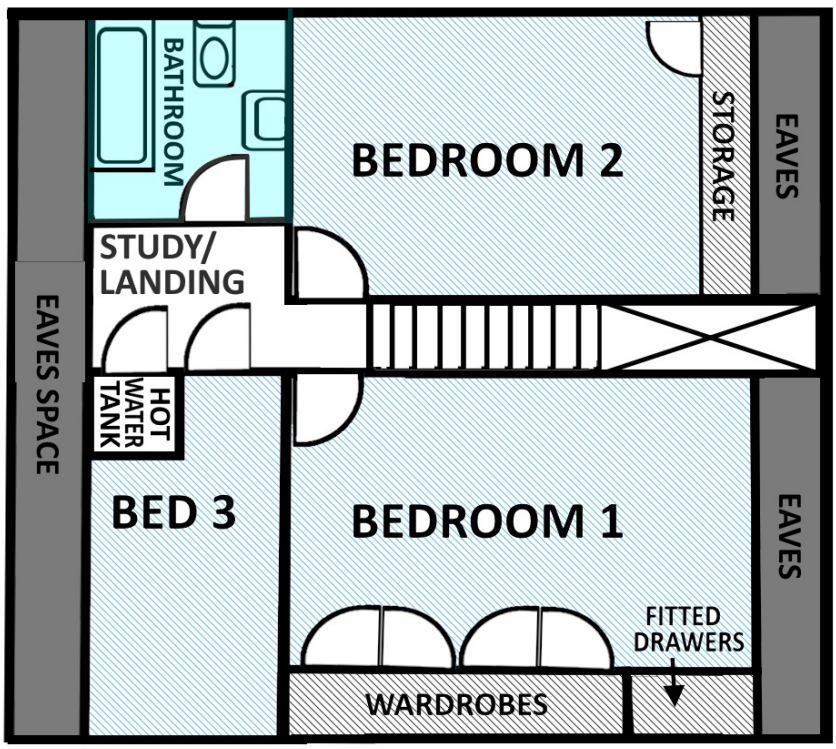
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.


Area: 0.391 acres (1583.94 m²)

GROUND FLOOR



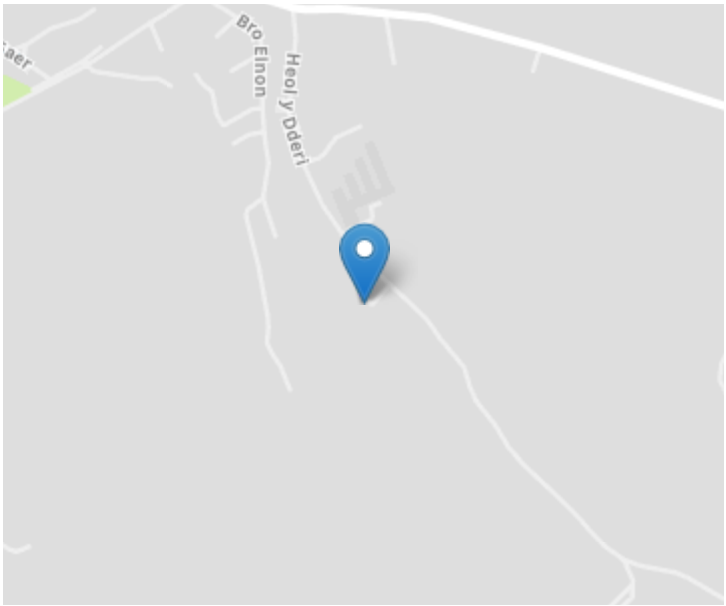
FIRST FLOOR

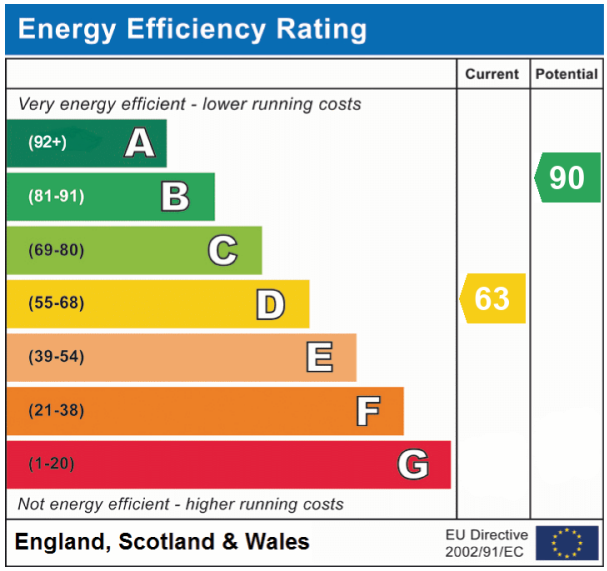


Council Tax: Band B
N/A
Parking Types: Gated. Off Street.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Wet room.

EPC Rating: D (63)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

From Lampeter travel South on the A482 towards Cwmann. Opposite E & M Motor Factors Limited turn right onto the A485 for Llanybydder. In the centre of the Village of Llanybydder turn left on the crossroads opposite the Nisa shop into Heol Llansawel. Stay on that road for approximately 250 metres and turn right immediately before Highmead Dairies into Heol Y Dderi. Go up the hill. After about 100 metres turn right by the Morgan and Davies arrow and the property is immediately in front of you, as identified by the Agents 'For Sale' Board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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