MORGAN & DAVIES
EST. 1989

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A stylish and extended 3/4 bedroomed semi detached home with superb gardens and country views. Llanybydder, West Wales









2 Bro Rhydybont, Rhydybont, Llanybydder, Carmarthenshire. SA40 9QX.

£299,000

REF: R/5237/LD

*** An attractive semi detached former Forestry cottage *** Recently extended to create spacious versatile accommodation *** 3/4 bedroomed, 2 bathroomed accommodation *** Ideal for Family living or for home working *** Contemporary open plan living/dining area *** High quality modern kitchen and bathroom fittings *** Finished to a stylish and ready to move in standard throughout *** Oil fired central heating and double glazing

*** Extensive garden with a large patio area *** Level lawns with raised beds - Ideal for keen Gardeners *** Summerhouse with enclosed terrace - Perfect for entertaining *** Ample parking with space for up to five vehicles to the rear *** Gated driveway to the front for additional convenience *** Pleasant country views to both front and rear

*** Located 1 mile from the Village of Llanybydder with a range of amenities *** 7 miles from Lampeter and 17 miles from Carmarthen *** Viewings highly recommended - Contact us today

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Ceredigion, SA48 7DT
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CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

LOCATION



Well positioned in semi rural surroundings in the rural Community of Rhydybont, approximately 1 mile distant from the Teifi Valley Market Village of Llanybydder offering a good range of facilities including Primary School, Shops, Post Office, Doctors Surgery and Chemist, only 7 miles from the University Town of Lampeter and some 17 miles North from the County Town and Administration Centre of Carmarthen.

GENERAL DESCRIPTION



A highly appealing and recently extended semi detached former Forestry Cottage offering stylish and well appointed 3/4 bedroomed accommodation. The property has been thoughtfully upgraded to provide modern open plan living space complimented by high quality kitchen and bathroom fittings creating a comfortable and contemporary home perfectly suited to Family life.

Externally the property truly excels with an extensive garden, large patio area and a level lawn complete with raised beds ideal for both relaxation and cultivation. A Summerhouse with an enclosed terrace provides space for entertaining or unwinding whilst enjoying the surrounding countryside. There is a generous parking provision to the rear, a gated driveway to the front and attractive views across open countryside. This is a ready to move into home offering both style and practicality in equal measures.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC fully glazed front entrance door, tiled flooring, radiator, staircase to the first floor accommodation.



OPEN PLAN LIVING/DINING AREA

36' 6" x 13' 2" (11.13m x 4.01m). With space for in-built T.V. with in-built electric fire, radiator, laminate flooring with underfloor heating, lantern roof window, spot lighting, patio doors opening onto the rear garden area.



OPEN PLAN LIVING/DINING AREA (SECOND IMAGE)



OPEN PLAN LIVING/DINING AREA (THIRD IMAGE)



INNER HALL

Leading to

KITCHEN

17' 2" x 11' 7" (5.23m x 3.53m). A stylish and modern fitted kitchen with a range of wall and floor units with work surfaces over with central island, stainless steel sink and drainer unit, integrated electric oven, 4 ring hob and extractor hood over, radiator, spot lighting, upright mirrored radiator.



UTILITY ROOM

9' 0" x 8' 7" (2.74m x 2.62m). With a range of stylish fitted wall and floor units, stainless steel sink and drainer unit with flexi tap, plumbing and space for automatic washing machine and tumble dryer, boiler cupboard housing the Grant oil fired central heating boiler, rear UPVC entrance door.



GROUND FLOOR BEDROOM/STUDY

7' 10" x 7' 9" (2.39m x 2.36m). With tiled flooring, spot lighting, underfloor heating.



EN-SUITE SHOWER ROOM

A fully tiled modern suite with a walk-in shower, enclosed w.c. with vanity unit and wash hand basin, underfloor heating, extractor fan.



FIRST FLOOR

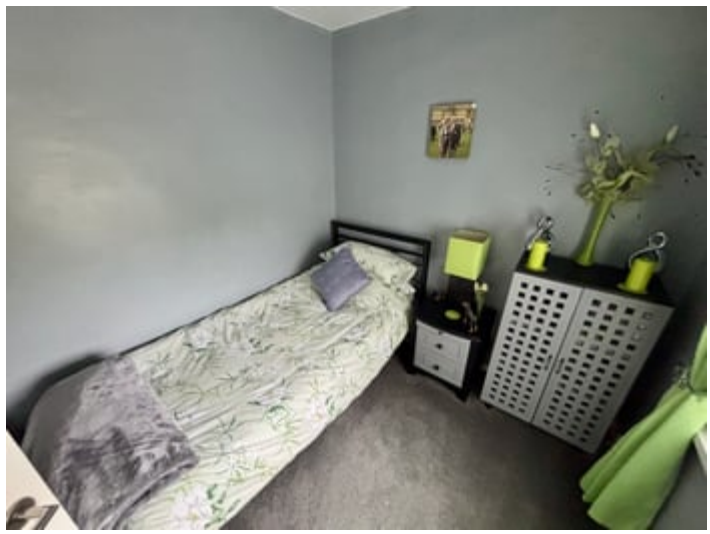
LANDING

With access to the loft space via a drop down ladder, radiator.



REAR BEDROOM 3

8' 8" x 7' 8" (2.64m x 2.34m). With radiator.



FRONT BEDROOM 2

12' 1" x 9' 2" (3.68m x 2.79m). With radiator, large built-in double wardrobe.



FAMILY BATHROOM

8' 6" x 5' 9" (2.59m x 1.75m). A fully tiled and modern suite comprising of a P-Shaped panelled bath with shower over, low level flush w.c., double door vanity unit with wash hand basin, spot lighting, heated towel rail, extractor fan.



FRONT BEDROOM 1

11' 9" x 10' 10" (3.58m x 3.30m). With radiator, built-in wrap around wardrobes and chest of drawers.



EXTERNALLY

DETACHED GARAGE

20' 0" x 10' 0" (6.10m x 3.05m). With up and over door and side service door, electricity connected.



GARDEN

The property benefits from an extensive and well maintained garden area offering a wonderful balance of space, practicality and enjoyment. A large patio area provides an ideal setting for outdoor dining and entertaining seamlessly leading onto a level lawn complimented by a range of raised beds perfect for those with a keen interest in gardening. The garden is thoughtfully arranged to create both useable and attractive space with plenty of room for Family use or relaxation. Overall the grounds provide superb outside space for Families or keen Gardeners.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



PATIO AREA



SUMMERHOUSE

A particularly appealing feature is the Summerhouse with an enclosed terrace offering a sheltered and private spot to unwind whilst enjoying the surrounding countryside.

GARDEN SHED

12' 0" x 8' 0" (3.66m x 2.44m). Of cedarwood construction.

WORKSHOP

8' 0" x 4' 0" (2.44m x 1.22m).

PARKING AND DRIVEWAY

Ample parking with space for five vehicles to the rear of the property with a further gated driveway to the front for additional convenience.



GATED DRIVEWAY



FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



AGENT'S COMMENTS

A highly appealing Family home in a convenient location. A must view.

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 - 'C'.

MONEY LAUNDERING REGULATIONS

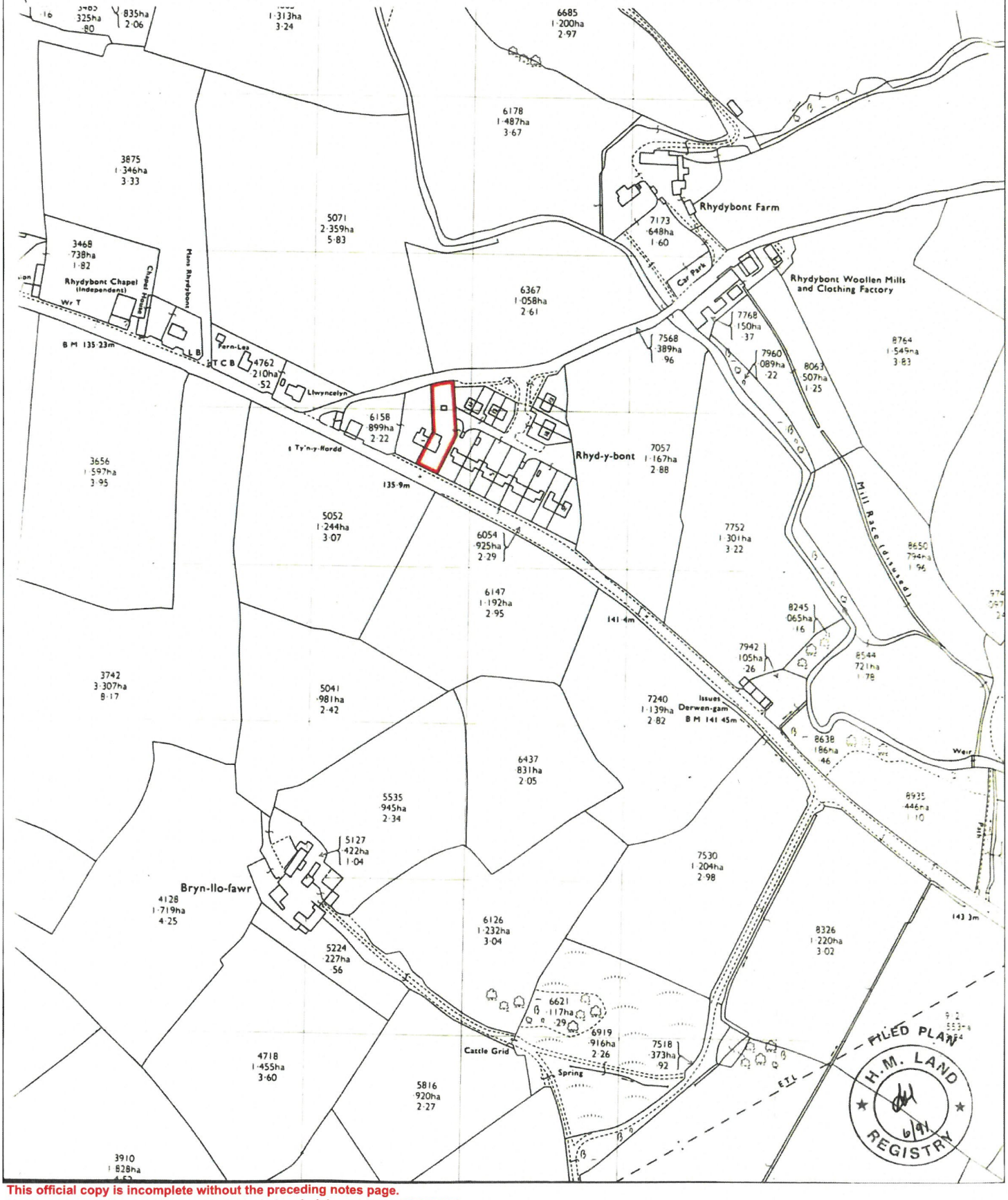
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

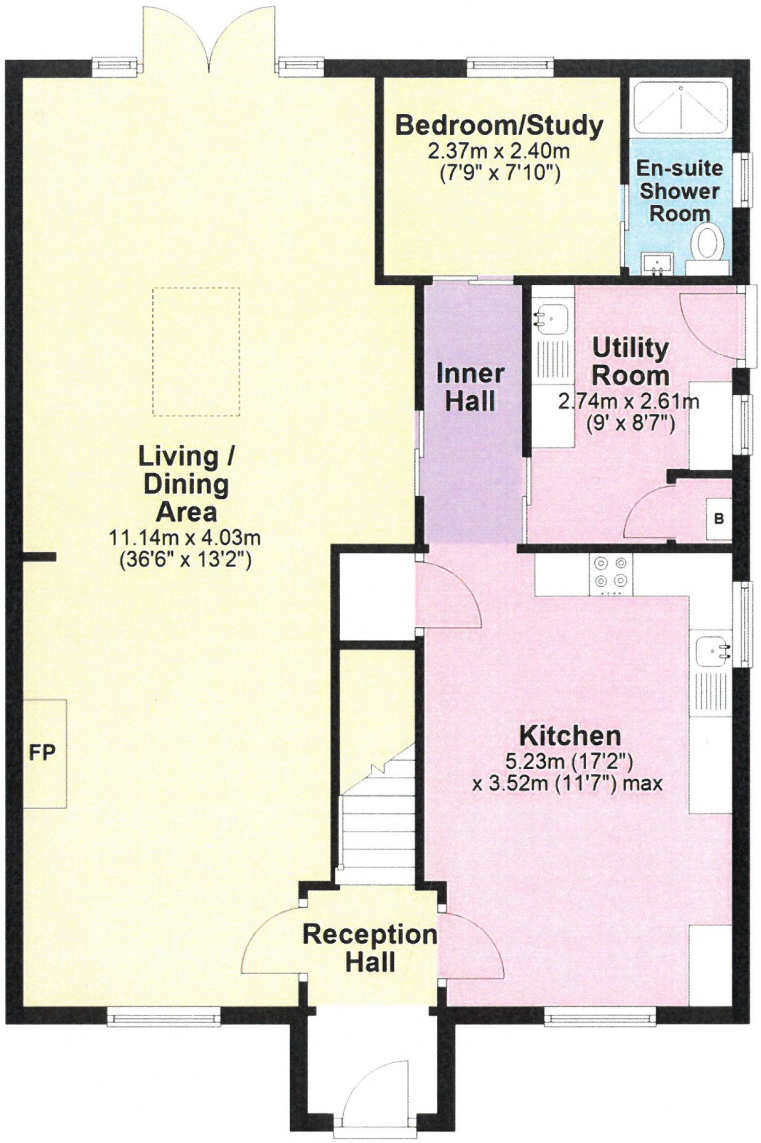
H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE	SN5243-5343	TITLE NUMBER WA590639	Scale 1/ 250
~~COUNTY~~ ~~DYFED~~ ADMINISTRATIVE AREA ~~DISTRICT~~ ~~CARMARTHEN~~		CARMARTHENSHIRE SIR GAERFYRDDIN	© Crown copyright

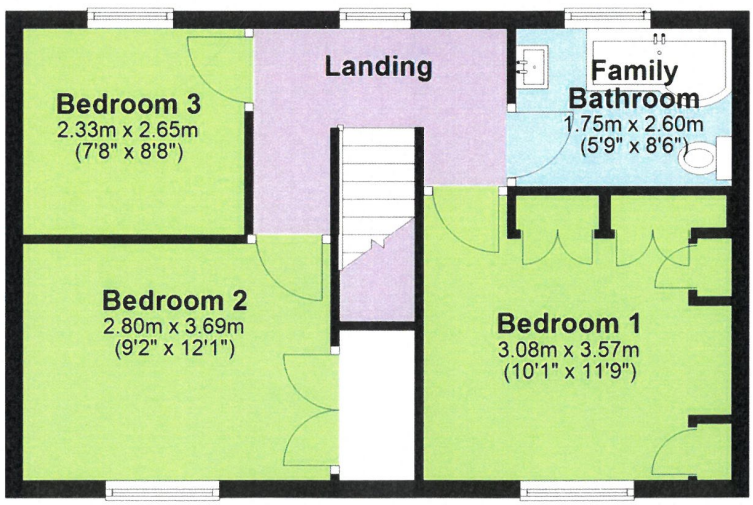


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Ground Floor



First Floor



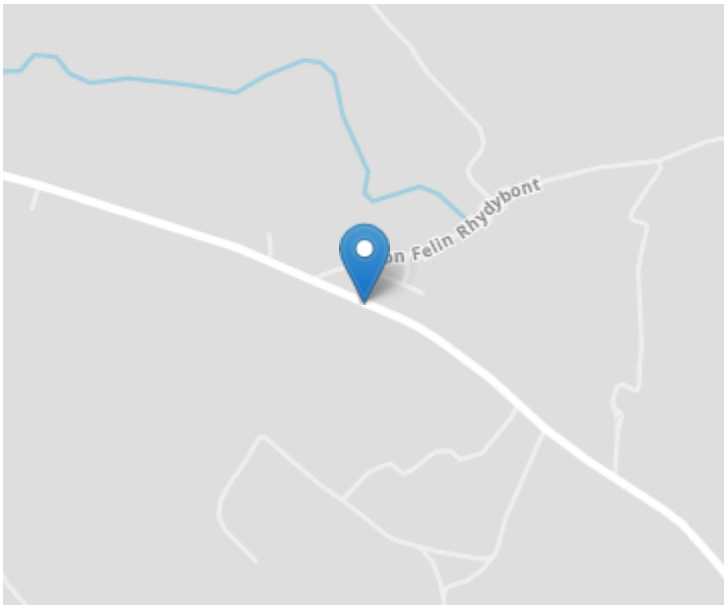
The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

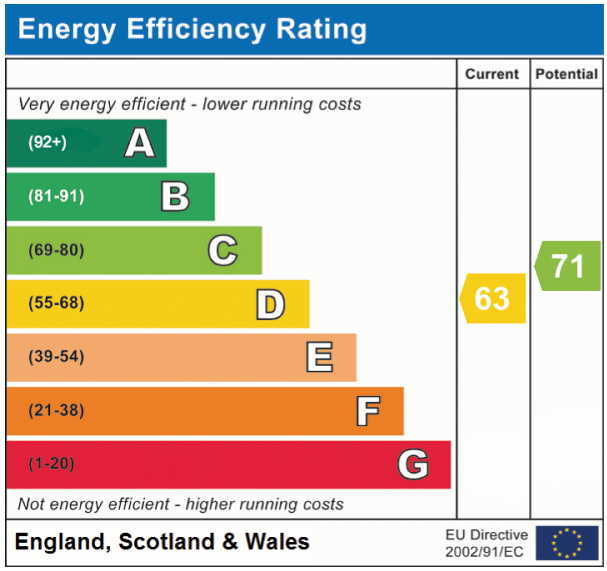
2 Bro Rhydybont, Llanybydder

Council Tax: Band C
N/A
Parking Types: Driveway. Garage. Gated. Private.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

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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EST. 1989





Directions

From Lampeter take the A485 road to Llanybydder. At the square in Llanybydder turn left onto the B4337 road opposite Nisa Stores. Continue on this road for approximately one mile into the Hamlet of Rhydybont. Number 2 Bro Rhydybont will be located on your left hand side, 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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