MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A nicely positioned, 3 bedroomed semi detached house, with front and rear gardens, ample parking and in centre of village of Llanybydder, West Wales









4 Heol Y Gaer, Llanybydder, Carmarthenshire. SA40 9RX.

£187,500

R/5417/LD

*** Nicely positioned semi detached house *** Well appointed and spacious 3 bedroomed accommodation *** Modern kitchen and shower room/wet room *** Popular village location in a sought after residential estate *** LPG central heating and double glazing *** Perfect family home or for first time buyers ***

*** Low maintenance front and rear garden laid to gravel and lawn *** Tarmacadam/concrete driveway with ample parking *** Useful outhouse and store shed *** Great views to the rear of Llanybydder *** Centre of town position and short walk to children's play area, village green and amenities *** Within close proximity to the University town of Lampeter and the Cardigan Bay Coastline *** Only a 20 minute's drive to the county town of Carmarthen *** Short walk to regular bus route ***

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LOCATION

Well situated in a popular residential locality in the busy Market Town of Llanybydder nestled in the Teifi Valley. Llanybydder offers a good range of local amenities including Doctors Surgery, Chemist, Shops, Public Houses and excellent local facilities, with play area and football pitch. Only some 6 miles distant from the University Town of Lampeter and some 17 miles North from the County Town and Administrative Centre of Carmarthen.

GENERAL

A nicely positioned semi detached, 3 bedroomed house perfectly suiting first time buyers or family occupiers, The property has been modernised with modern kitchen and shower/wet room and benefits from LPG fired central heating and double glazing.

Externally, it boasts a low maintenance front and rear garden. To the front lies a gravelled area and to the rear a terraced lawn with fruit trees. there is a low maintenance patio/yard area and ample parking to the side.

The property in particular offers the following accommodation:-

RECEPTION HALL

Accessed via UPVC front entrance door. Staircase to first floor accommodation. Radiator.



LIVING ROOM

12' 9" x 12' 0" (3.89m x 3.66m) with radiator. Window overlooking front garden.



KITCHEN

16' 9" x 10' 2" (5.11m x 3.10m) a modern 'Shaker style' fitted kitchen with floor and wall units with worksurfaces over. Stainless sink and drainer unit. Plumbing and space for washing machine. Radiator. Gas fire inset with marble effect and Oak surround.



KITCHEN (SECOND ANGLE)



KITCHENETTE

5' 3" x 4' 5" (1.60m x 1.35m) with fitted wall and floor units. Electric cooker point and space. 'Logik' LPG boiler and rear entrance door.



FIRST FLOOR

LANDING

Approached via internal staircase. Radiator and access to loft space.



SHOWER ROOM / WET ROOM

With walk-in shower facility. Pedestal wash hand basin, radiator. Aqua boarded wall and floor. Extractor fan.



W.C.

With low level flush w.c

REAR BEDROOM 2

10' 9" x 9' 6" (3.28m x 2.90m) with views over rear garden and village of Llanybydder. Built in wardrobes. Radiator.



FRONT BEDROOM 1



11' 6" x 7' 5" (3.51m x 2.26m) with built in wardrobes and radiator.

FRONT BEDROOM 3

8' 7" x 8' 5" (2.62m x 2.57m) with radiator.



EXTERNALLY

OUTHOUSES -W.C.

With low level flush w.c

UTILITY ROOM

5' 8" x 5' 8" (1.73m x 1.73m)

WORKSHOP/STORE

12' 0" x 8' 0" (3.66m x 2.44m) of cedarwood construction. Electricity connected.

GARDEN

The property has a comfortable plot with low maintenance front and rear gardens. To the front of the property lies a gravelled area and to the rear a large yard/patio that leads down to a lawned area with mature hedge and wall boundary and also mature Apple Tree.



GARDEN (SECOND PHOTO)



GARDEN (3RD PHOTO)



FRONT GARDEN



PARKING AND DRIVEWAY



FRONT OF PROPERTY



REAR OF PROPERTY



AGENTS COMMENTS

A nicely positioned family home enjoying low maintenance grounds and being in walking distance to all town amenities.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

TENURE AND POSSESSION

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

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C

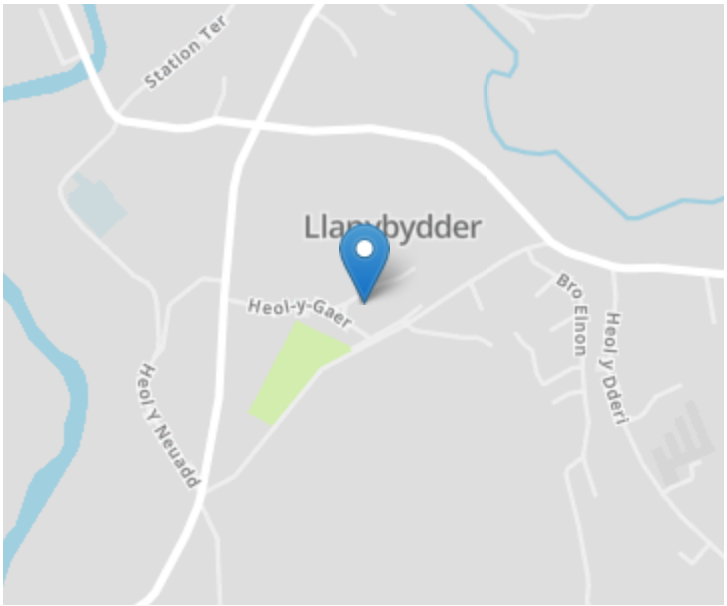
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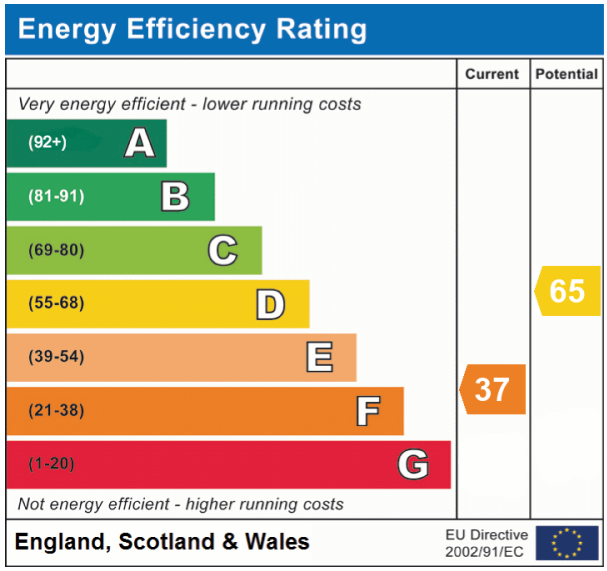
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, LPG fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available

Parking Types: Private.
Heating Sources: Double Glazing. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: F (37)
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 take the A485 to Llanybydder. After passing the main square take the next left hand turning into Heol Y Gaer. Proceed into the estate and the property will be the 4th 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 our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. P

Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us

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

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