MORGAN & DAVIES
EST. 1989

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A stylish and refurbished 3 bedroomed semi detached home in the heart of Llanybydder, West Wales









Brynawel, Llanybydder, Carmarthenshire. SA40 9TY.

£225,000

REF: R/5490/LD

*** Attractive semi detached residence *** 3 bedrooms *** Modern, stylish and recently refurbished accommodation *** Newly fitted kitchen and bathroom *** Spacious and comfortable living accommodation *** Useful conservatory offering further reception room *** Oil fired central heating and double glazing *** Well insulated - Exterior wall insulation and re-plastered internally

*** Private and enclosed rear garden laid to lawn *** Useful garden shed and outbuildings *** Off road parking to the front, side and possible rear

*** Convenient Village Centre location *** Walking distance to local amenities *** Regular bus route *** Ideal first time purchase or family home

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LOCATION

The property enjoys a convenient position within the centre of the popular Teifi Valley Village of Llanybydder, within easy walking distance of Village amenities and services. Llanybydder also benefits from regular bus services providing useful connections to the surrounding Towns and Communities.

GENERAL DESCRIPTION

A most appealing and stylishly presented 3 bedroomed semi detached residence conveniently positioned within the popular Village of Llanybydder. The property has been refurbished to provide modern and comfortable accommodation including a newly fitted kitchen and bathroom together with the added benefit of a conservatory overlooking the garden.

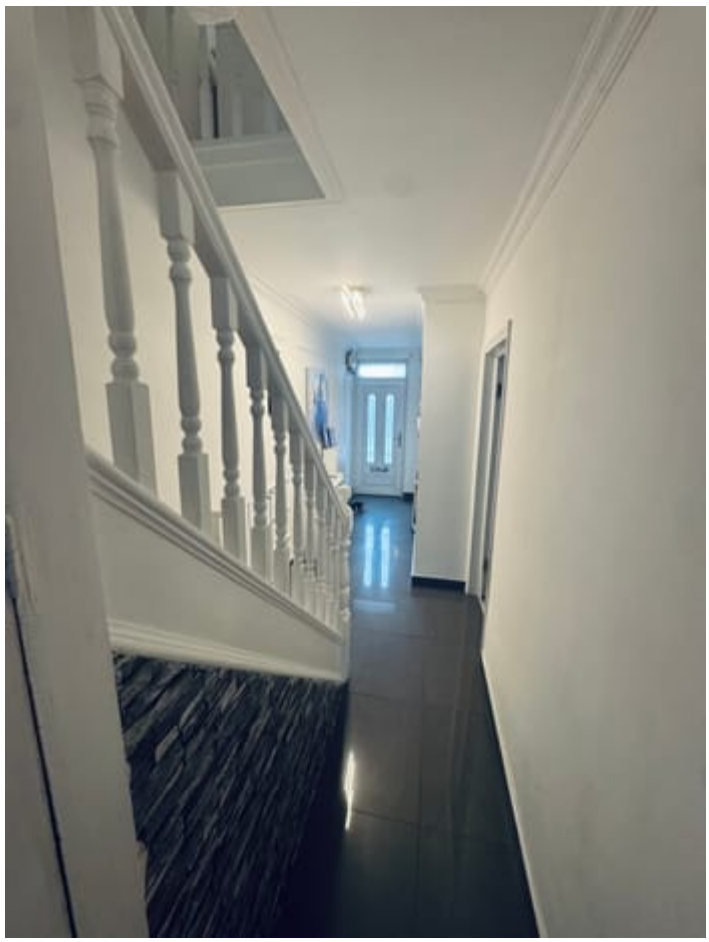
With oil fired central heating, double glazing and exterior wall insulation the property offers a ready to move into home that would be particularly well suited to first-time buyers, young Families or those seeking a conveniently located Village residence.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC entrance door, radiator, tiled flooring, staircase to the first floor accommodation with understairs storage cupboard.



LIVING ROOM

22' 5" x 11' 7" (6.83m x 3.53m). Formerly being two separate reception rooms. With modern tiled flooring, stone effect fireplace with electric fire (not tested), radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

21' 6" x 15' 8" (6.55m x 4.78m). A modern and stylish fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit with mixer tap, integrated oven, 4 ring hob, plumbing and space for washing machine, Worcester oil fired central heating boiler, radiator, large dining area, modern tiled flooring.



KITCHEN (SECOND IMAGE)



CONSERVATORY

10' 2" x 7' 6" (3.10m x 2.29m). Of UPVC construction with modern tiled flooring.



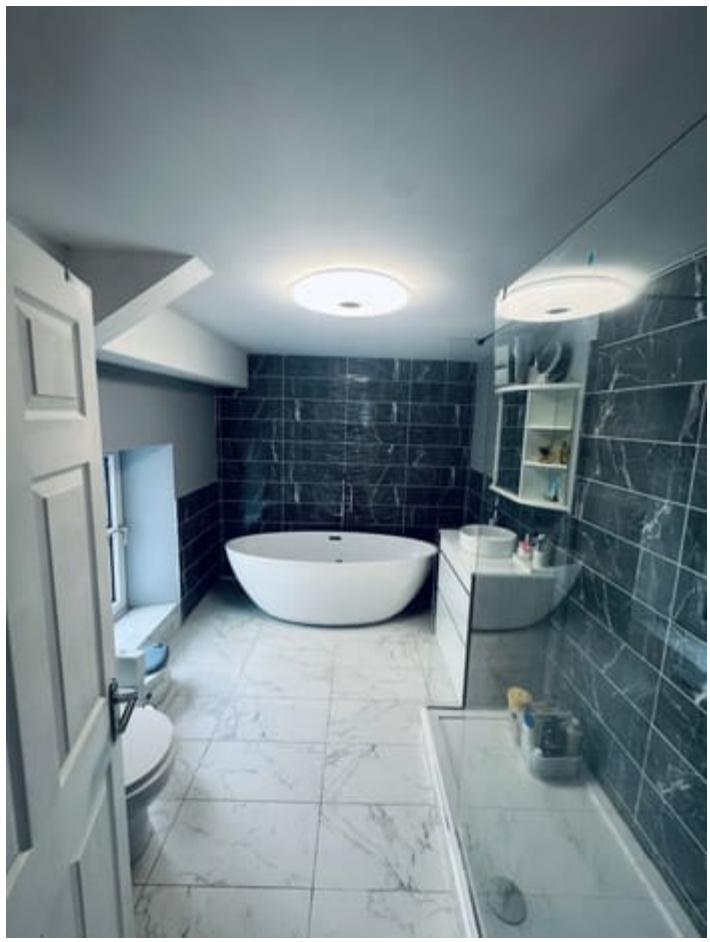
FIRST FLOOR

REAR LANDING

Leading to

BATHROOM

A stylish contemporary suite comprising of an oval central bath with upright shower attachment, low level flush w.c., 5ft walk-in shower, heated towel rail, double door vanity unit with wash hand basin.



BATHROOM (SECOND IMAGE)



FRONT LANDING

With access to the loft space, laminate flooring.



REAR BEDROOM 2

10' 7" x 10' 3" (3.23m x 3.12m). With radiator, laminate flooring.



FRONT BEDROOM 1

11' 7" x 9' 5" (3.53m x 2.87m). With laminate flooring.



FRONT BEDROOM 3

7' 7" x 6' 7" (2.31m x 2.01m). With radiator, laminate flooring.



EXTERNALLY

GARDEN

To the rear lies a private and enclosed garden securely fenced and predominantly laid to lawn providing an ideal space for Children, Pets and outdoor entertaining. The garden also benefits from a useful garden shed and additional outbuildings offering practical storage.



GARDEN (SECOND IMAGE)



PARKING

A particular feature of the property is the good provision of off road parking with parking areas available to the front, side and rights of way access to the rear of the residence.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A stylish and conveniently positioned Village home offering modern refurbished accommodation with private garden and excellent parking. Perfect for 1st Time Buyers or Families.

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 - 'D'.

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.

MONEY LAUNDERING REGULATIONS

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 £45.00, plus 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 are always happy to help.

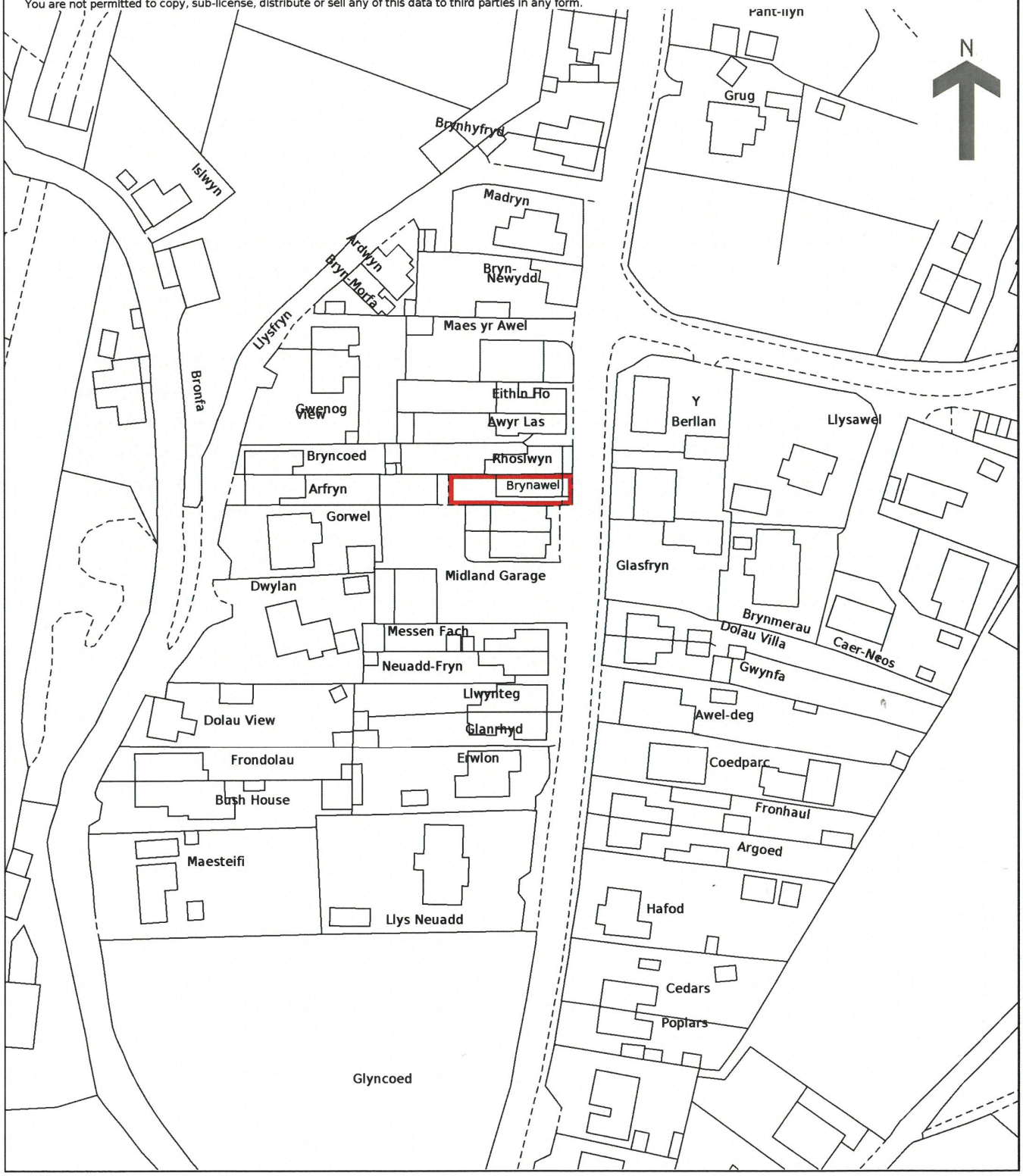
Services

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.

HM Land Registry
Official copy of title plan

Title number **CYM839772**
Ordnance Survey map reference **SN5243NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

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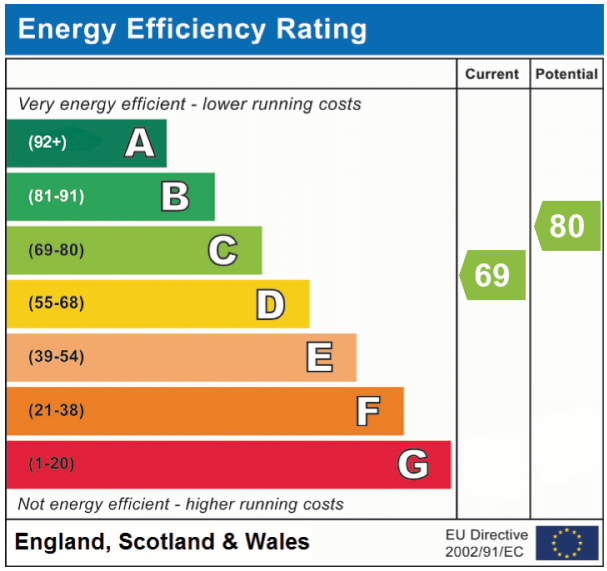
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band D
N/A
Parking Types: Off Street.
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: C (69)
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 A484 road to Llanybydder. Proceed through the Village towards Carmarthen. Continue on the road passing the Empire Garage on your right hand side. After another 200 yards the property will be located on your right 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. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

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

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