



Glanfaes, Llanybydder SA40 9TZ

Offers in the region of £365,000

**** LARGE DETACHED 6/7 BED MODERN HOUSE & ANNEXE
POTENTIAL (STC) ****

**Arranged on 3 Floors EPC E53
Large Grounds & Ample Parking
Useful Workshop/Barn 45' x 30'**

EJ/DT/84547/041021

DESCRIPTION

**** MODERN DETACHED SPLIT LEVEL 6/7 BED PROPERTY WITH POTENTIAL FOR A 2 BED SELF CONTAINED LOWER GROUND FLOOR ANNEXE (STC) - LARGE GROUNDS WITH USEFUL**

OUTBUILDING 45' X 30' BEING IDEAL AS WORKSHOP/REPAIR SHOP ETC (STC) ** EER EPC E53

Conveniently located village property providing spacious well presented accommodation arranged on 3 floors, with great potential for the lower ground floor to be used as a self contained area ideal for extended family or letting purposes (stc). There are 4 bedrooms in the main house including 2 loft bedrooms with 2/3 bedrooms in the basement area. Outside there are good sized grounds with ample car parking/turning area together with useful outbuilding suitable for various enterprises including car repairs/workshop etc (stc). The village of Llanybydder offers shops, school, regular bus route and is only 6 miles from the University town of Lampeter.

GENERAL

The property occupies a pleasant and most convenient location within the small market town of Llanybydder which offers all of the usual amenities including schooling, shops, bus route etc. The property which is a split level type property is arranged over 3 floors including a useful self contained basement flat to the lower ground floor, being ideal for extended family or letting purposes etc. (subject to the necessary planning consents required). The property benefits from oil fired central heating and double glazed windows and the well proportioned family sized accommodation provides as follows:

FRONT ENTRANCE PORCH

With double glazed front entrance door to:

RECEPTION HALL

With 2 radiators, built-in under stairs storage cupboard, access to first and the lower ground floors. Doors to:

BEDROOM 1

14' x 11'11" (4.27m x 3.63m)
With window to front, radiator.

BEDROOM 2

13'11" x 10'2" (4.24m x 3.10m)
With window to side, radiator.

LOUNGE

18'4" x 14'2" (5.59m x 4.32m)
With feature fireplace and surround and hearth incorporating a coal effect electric fire, window to rear, radiator, French double glazed doors to outside roof balcony, wall lighting, door to:

DINING ROOM

14'4" x 12' (4.37m x 3.66m)
With ornate fireplace and surround with coal effect electric fire, radiator, window to front, glazed double doors leading through to:

KITCHEN/BREAKFAST ROOM

16'5" x 12'5" (5.00m x 3.78m)

With a modern range of fitted base and eye level cupboards, circular bowl single drainer sink unit with mixer tap, built-in fridge/freezer and dishwasher, 2 built-in eye level stainless steel double ovens, gas 4 ring hob with fitted hood over, down lighters, tiled surrounds, tiled floor, door to:

UTILITY ROOM

9'2" x 8'9" (2.79m x 2.67m)
With a range of modern fitted base and eye level cupboards with worktop surfaces over, single drainer sink unit with mixer tap, radiator, ceramic tiled flooring, plumbing and space for automatic washing machine, window to rear, double glazed side exterior door, door to walk-in store cupboard with fridge space.

SEPARATE W.C.

6'3" x 3'6" (1.91m x 1.07m)
With wash hand basin, WC, radiator, half tiled walls.

BATHROOM

9'7" x 7'1" (2.92m x 2.16m)
A modern suite comprising quadrant fully tiled shower cubicle, WC, pedestal wash hand basin, radiator, window to rear, half tiled walls.

FIRST FLOOR LANDING

With built-in under eaves storage cupboard and separate built-in linen cupboard, doors to:

LOFT BEDROOM 3

10' x 8'2" (3.05m x 2.49m)
With a Velux window, radiator.

LOFT BEDROOM 4

15'6" x 9'5" (4.72m x 2.87m)
Two Velux windows, radiator, built-in under eaves storage cupboard, built-in store cupboard..

LOWER GROUND FLOOR

Which currently provides useful living accommodation and would ideally be suited as self contained annex or extended family or letting purposes (subject to the necessary planning consents required). The well presented accommodation provides as follows:

LIVING ROOM

19'5" x 13'9" (5.92m x 4.19m)
A most attractive lounge with double aspect windows, radiator, access through to:

KITCHEN

12'1" x 8'10" (3.68m x 2.69m)
With a range of fitted base and eye level cupboards with breakfast bar and worktop surfaces over, circular bowl single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, radiator, fridge space, door leading through to:

SUN ROOM

11'3" x 9'10" (3.43m x 3.00m)
With double glazed French doors to outside, radiator, door to:

BEDROOM/STUDY

14'11" x 11'10" (4.55m x 3.61m)
Currently used as storeroom, window to side, radiator.

SHOWER ROOM

10'11" x 4' (3.33m x 1.22m)

With modern suite comprising fully tiled shower cubicle, WC, pedestal wash hand basin with mixer tap, heated towel rail.

INNER HALL

16'3" x 5'2" (4.95m x 1.57m)
Being 'L' shaped with doors leading to:

BEDROOM

12'9" x 9'10" (3.89m x 3.00m)
With radiator.

STORE ROOM/BEDROOM

12'8" x 11'7" (3.86m x 3.53m)
This room has no window and is currently utilised by the present owners as a bedroom, radiator.

BOILER ROOM

7' x 5'6" (2.13m x 1.68m)
Housing the oil fired central heating boiler and hot water cylinder, window to side.

WALK-IN STORE/DRESSING ROOM

12'9" x 6'4'4" (3.89m x 1.83m)
This room has no window, radiator,

EXTERNALLY

The property is set within its own spacious grounds with a paved forecourt providing car parking. A large concreted based driveway leading down to a good sized yard area providing further car parking/turning area. A small garden area to the immediate rear of the property, a **GENERAL PURPOSE GARAGE/WORKSHOP - 45' x 30'** with sliding doors and would be ideally suited as a car repair/workshop or other small business enterprise (subject to the necessary planning consents).

SERVICES

We are advised mains electricity, water and drainage are connected.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

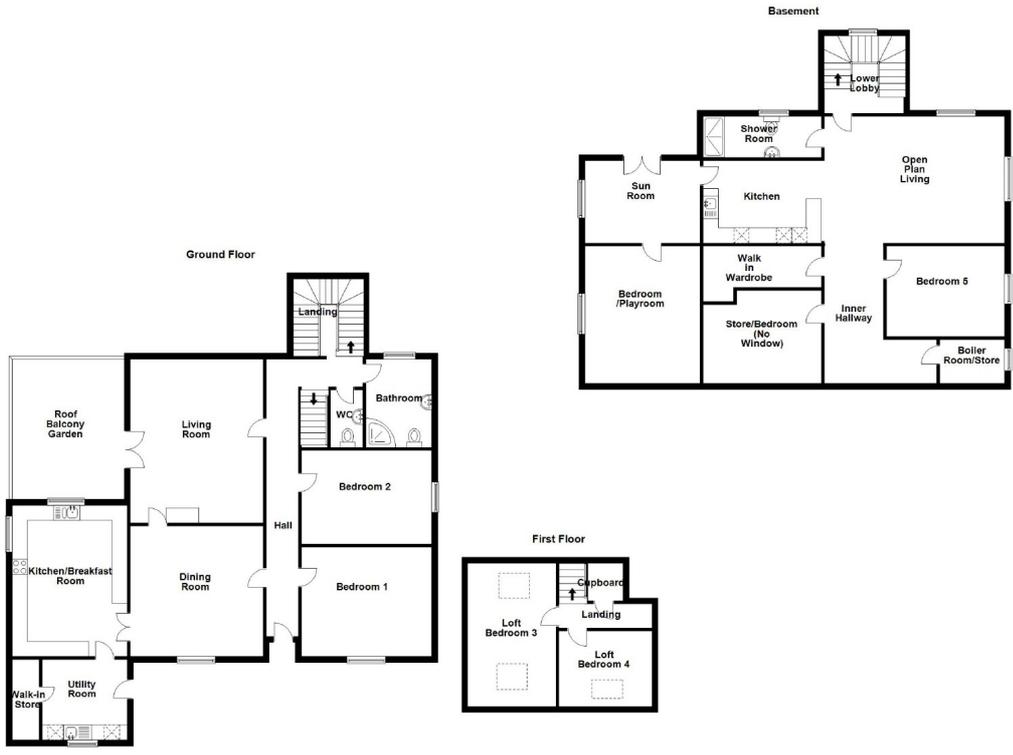
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Lampeter take the A485 Carmarthen road and continue on for approx 5 miles until arriving at Llanybydder. Proceed through and upon leaving take a left turning at a small junction alongside a white house on your left, and proceed up the lane for approx 50 yards where the property will be found on the left.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**