



Eithin House, Llanybydder SA40 9TY

Asking price £169,995

**** WELL PRESENTED 3 BED EXTENDED PROPERTY ****

Popular Village Location

Family Sized Property

Parking & Landscaped Garden

VIEWING RECOMMENDED!!

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EJ/WJ/73079/080221

DESCRIPTION

**** A SEMI DETACHED WELL PRESENTED EXTENDED 3 BEDROOM FAMILY HOME WITH GARDEN AND CAR PARKING - ADJOINING REGULAR BUS ROUTE - VIEWING RECOMMENDED ****

Conveniently located semi detached house situated within the popular market village of Llanybydder which offers all the basic amenities including shop/general stores, junior school and bus route. The property affords deceptively spacious nicely presented accommodation retaining character features including fireplaces, timber flooring, picture rail together with modern kitchen/breakfast room at rear looking out towards garden. First floor provides 3 bedrooms with good sized modern bathroom. Outside there is car parking space to front with a nicely landscaped level garden to rear with paved patio, lawned garden and useful garden/store shed. The University town of Lampeter is only 6 miles away offering a wider range of amenities and facilities.

ACCOMMODATION

The property comprises a deceptively spacious semi detached extended house of traditional construction lying under a slated roof, benefitting from oil fired central heating and double glazing. The house offers spacious family sized accommodation and is well presented throughout retaining some original features. The accommodation provides as follows:

ENTRANCE HALL

Entered via double glazed door to front, radiator, built-in under stairs storage cupboard, timber effect flooring, stairs to first floor, door to;

LIVING ROOM

12'11 x 11'1 (3.94m x 3.38m)

Fireplace with timber mantle over and tiled hearth incorporating a wood burning stove, built-in alcove cupboard, window to front, radiator.

SITTING ROOM

11' x 10'6 (3.35m x 3.20m)

Feature fireplace and surround, window to rear, radiator, wall lighting.

DINING ROOM

12' x 8'8 (3.66m x 2.64m)

Window to side, radiator, door through to;

KITCHEN/BREAKFAST ROOM

12'7 x 12'1 (3.84m x 3.68m)

With a modern range of wall and base units with timber effect worktop surfaces over, 1½ bowl single drainer sink unit with mixer tap, fitted electric oven with ceramic hob and fitted hood over, oil fired central heating boiler, radiator, access to loft space, tiled floor, space for fridge/freezer, window to rear, double glazed rear exterior door to rear garden.

FIRST FLOOR LANDING

Access to loft space, timber flooring, doors to;

BEDROOM 1

11'2 x 10'9 (3.40m x 3.28m)

Window to rear, timber flooring, radiator.

BEDROOM 2

11'2 x 8'8 (Min) (3.40m x 2.64m (Min))

Feature fireplace with grate, window to front, timber flooring, radiator.

BEDROOM 3

7'7 x 7'3 (2.31m x 2.21m)

Window to front, timber flooring, radiator.

BATHROOM

12' x 8'8 (3.66m x 2.64m)

A modern suite comprising Quadrant shower cubicle, free standing bath with free standing mixer tap, low level flush WC, vanity unit with circular bowl and free standing chrome mixer tap, toiletries cupboard, fitted airing

cupboard with plumbing for washing machine and dryer, window to side, radiator, tiled floor, part tiled walls.

EXTERNALLY

Tarmacadam based car parking space to the front of the property. A side pathway leads to the rear with level landscaped garden including attractive patio area leading out to a mature lawned garden with shrub borders, shrubbery and trees. Useful **GARDEN STORE** to the side with **LOG STORE**. Enclosed with timber panelled fencing giving privacy.

SERVICES

We are advised that mains water, electricity and drainage are connected (to be confirmed).

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

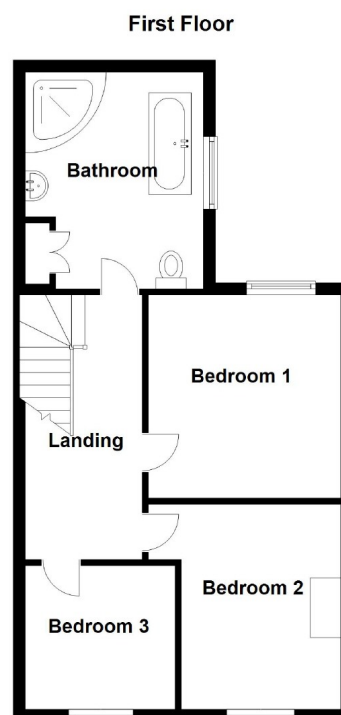
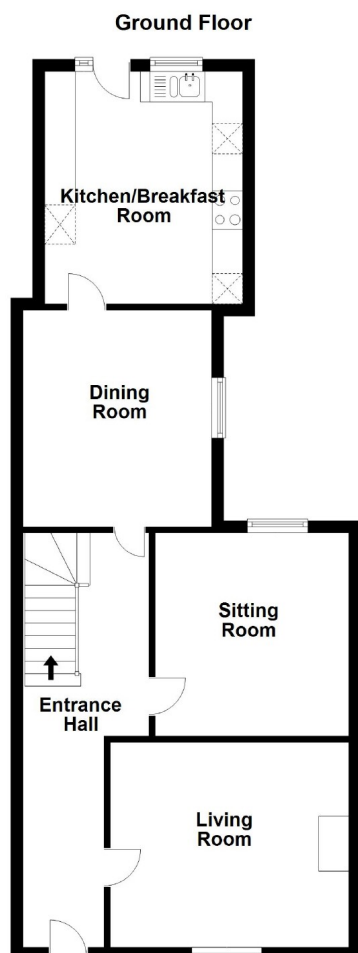
We are advised that the property is Freehold

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 5 miles until arriving at Llanybydder. Proceed through the village and the main crossroads, and the property can be seen further on the right.



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**John.
Francis**