

West Wales Lettings

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Dyffryn Duar

, LLanybydder, Carmarthenshire, SA40 9QD

Rental £950 pcm

5 bedroom Detached House available Now

24 Bridge Street, Lampeter, , SA48 7AA
mail@westwaleslettings.com

01570 421111

Opening Times

Mon 10.00 - 17.00; Tues 10.00 - 17.00
Wed 10.00 - 17.00; Thurs 10.00 - 17.00
Fri 10.00 - 15.00; Sat Closed; Sun Closed

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* Part Furnished

Situation

A substantial five bed house recently renovated throughout. 6 miles from Lampeter. Property comprises of large modern kitchen with dinning area and utility room, good size lounge with a second reception and large double bedroom on the ground floor. The first floor has a large master bedroom plus two double bedrooms, one single bedroom and family bathroom. Property benefits from central heating via new Air Source heat pump. One months rent in advance and one months rent as bond required before start of tenancy. High EPC current 81B - potential 90B. Council Tax Band E. Sorry NO PETS. Available Part furnished as pictured or unfurnished. Tenancy: Available on a 12 month assured contract which can be extended. Please enquire via email for more details and application forms. All enquiries are replied to, please check spam and junk files if you have not received a reply.

Accommodation

Bedroom (Ground Floor)

Office downstairs (Ground Floor)

Toilet downstairs (Ground Floor)

Utility (Ground Floor)

Back Entrance

Bathroom

Bedroom 1 (front downstairs)

Bedroom 2 (back upstairs)

Bedroom 3 (front upstairs)

Bedroom 4 (front upstairs)

Bedroom 5 (front upstairs)

Garden

Hallway/landing

Kitchen/dining

Lounge

outside

Porch

Readings

All measurements are approximate.

Further Information

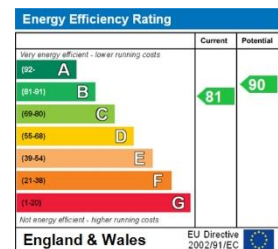
The deposit required is £950

The landlord has requested to include no smoking , no pets

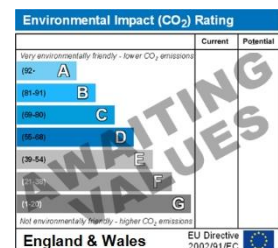
The landlord is willing to rent this home to Employed, Self Employed, Company

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2189

Creation Date: 01/09/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © westwaleslettings.com, 2025. westwaleslettings.com Registered in England and Wales No. 08907009