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Attention investors! 2 apartments set within period property with large rear garden and parking. Llandysul. West Wales.









Gwawrfryn Apartments, Lewis Street, Pontwelly, Llandysul, Carmarthenshire . SA44 4AH.

£159,000

R/5265/RD

** Attention investors! ** Ideal refurbishment and investment opportunity ** 2 x apartments set within 1 building ** Offering 1 bed and 2 bed accommodation across 2 floors ** Private rear garden ** Off-road parking via rear service lane ** Walking distance to town amenities ** Road frontage ** Modern heating system **

**A GREAT INVESTMENT OPPORTUNITY NOT TO BE MISSED **

The property is situated within the market town of Llandysul with its doctors surgery, community integrated primary and secondary school, traditional high street offerings, mini supermarket and petrol station, places of worship, eateries and public houses. The M4 at Carmarthen and the Cardigan Bay coastline are both within 30 minutes drive of the property.

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GENERAL

This period property is currently split into 2 separate apartments and has been now for a number of decades utilised for this purpose. The property provides generous accommodation for both 1 and 2 bedroom apartments and also has an extended private rear garden with useful off-street parking within the confines of the property.

The property is in need of sympathetic refurbishment but presents an excellent investment opportunity.

The accommodation provides as follows:

FLAT 1

Entrance Hallway

Communal entrance from the front with side access into Flat 2 and access immediately into Flat 1. Hallway with radiator, understairs cupboard, side airing cupboard.

Lounge

11' 2" x 18' 6" (3.40m x 5.64m) with bay window to front, 2 x radiator, multiple sockets.





Inner Hallway

Through to:

Kitchen

12' 8" x 8' 5" (3.86m x 2.57m) with a range of base and wall units, side window, stainless steel sink and drainer with mixer tap, electric cooker space, plumbing for dishwasher/washing machine, housing Worcester oil boiler, vinyl flooring.







Bathroom

4' 8" x 7' 5" (1.42m x 2.26m) panelled bath with shower over, single wash hand basin, WC, radiator, side window.



Front Bedroom 1

8' 6" x 12' 7" (2.59m x 3.84m) double bedroom, window to front, multiple sockets, radiator.



FIRST FLOOR FLAT 2

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Accessed via internal stairwell leading to:

Landing

With radiator, access to loft, side airing cupboard with radiator.



Front Bedroom 1

12' 2" x 10' 3" (3.71m x 3.12m) double bedroom, window to front, radiator, multiple sockets.





Bathroom

Stepped down from the landing area with panelled bath with shower over, WC, single wash hand basin, radiator, part tiled walls, side window.



Kitchen

12' 9" x 8' 4" (3.89m x 2.54m) accessed via inner hallway with side window, oak effect base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, space for electric cooker, space for dishwasher/washing machine, housing Worcester oil boiler, rear window to garden, vinyl flooring.





Lounge

15' 6" x 8' 7" (4.72m x 2.62m) with 2 x window to front, radiator, fitted cupboard, multiple sockets.



Front Bedroom 2

11' 8" x 6' 7" (3.56m x 2.01m) single bedroom, window to rear, radiator, multiple sockets.





EXTERNAL

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The property fronts onto Chapel Street with walled front forecourt with decorative railings and steps leading to front of the property. Side track leading to:





Rear Garden Area

Laid to lawn (also accessible from the kitchen from Flat 1) with extended patio area and raised garden area laid to lawn with central footpath leading to 2 x separate oil tanks serving the apartments and footpath continuing into rear parking area for 2+ vehicles to park.











VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages.

Services

The property benefits from mains water, electricity and drainage. Oil central heating with separate boilers.

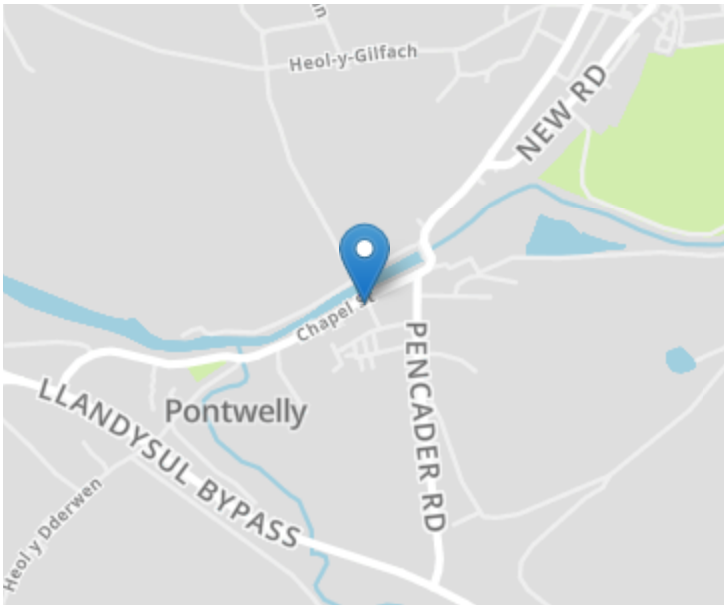
EPC Flat 1 Rating E, 47/71 expires 2/11/28

EPC Flat 2 Rating E, 52/74 expires 3/2/29

MATERIAL INFORMATION

Parking Types: Off Street. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

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



Directions

From Llandysul town centre, head south over the bridge and into Pontwelly. Continue past the canoe centre on the right hand side (ignoring the turning left to Carmarthen) and continue for approximately 100 yards and the property is located on your left hand side as identified by the Agents for sale board.

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

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