MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Deceptively large 3-4 bed detached residence. Superb country views over the river Teifi. Edge of Llandysul town centre - West Wales.









Gwenffrwd, Well Street, Llandysul, Ceredigion. SA44 4DR.

£270,000

Ref R/5083/ID

Deceptively spacious 3-4 bedroom detached residence Immaculately presented throughout**Scenic views over open countryside and the river Teifi**Edge of Llandysul town centre**Easy walking distance to all town amenities**Ample private parking**Integral Garage**Recently installed oil fired central heating boiler and double glazing throughout**Generous garden and grounds**

The accommodation provides - entrance hall, front lounge, kitchen/dining room, utility room, 3 double bedrooms, 1 main bathroom and office/4th bedroom.

The property is located on Well Street, off a private estate road, being an easy walking distance to all town amenities which includes cafes, restaurants and public houses, primary and secondary schooling, range of local retailers, doctors surgery and much more. The property is a 25 minute drive from the Cardigan Bay coastline at Llangrannog, New Quay, Penbryn and Tresaith. Also a 25 minute from the County town of Carmarthen and the gateway to the M4 motorway and national rail.

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THE ACCOMMODATION

Entrance Hall and Passageway

32' 5" x 17' 7" (9.88m x 5.36m) (max) via glazed composite door with side panel, central heating radiator. Access hatch to loft.

Front Lounge

14' 0" x 19' 2" (4.27m x 5.84m) a spacious lounge with large picture window to front with incredible views over open countryside and the Teifi river, reconstructed stone fireplace with mantle above, (currently capped), central heating radiator.









Kitchen/Dining Room

14' 9" x 17' 3" (4.50m x 5.26m) a modern kitchen comprising of matte cream base and wall cupboard units with complimentary working surfaces, Zanussi electric oven, 4 ring ceramic hob, pull out extractor fan, splash back, stainless steel 1½ drainer sink, slimline dishwasher, integrated fridge freezer, picture window to front with superb views, space for 6 seater dining table.











Rear Passageway

13' 8" x 3' 0" (4.17m x 0.91m) half glazed upvc door to rear.

Utility Room

10' 2" x 8' 0" (3.10m x 2.44m) with a range of fitted base and wall cupboard units with stainless steel drainer sink and plumbing for automatic washing machine and tumble dryer.



Principal Front Double Bedroom 1

16' 2" x 11' 3" (4.93m x 3.43m) with double glazed window to front with views over the river Teifi, central heating radiator and range of fitted wardrobes.





Modern Bathroom

10' 1" x 8' 0" (3.07m x 2.44m) with modern four piece suite comprising of panelled bath with hot and cold taps, large enclosed corner shower unit with electric shower above, low level flush w.c. vanity unit, wash hand basin, half tiled walls, tiled flooring, illuminous mirror, frosted window to rear.





Rear Double Bedroom 2

11' 3" x 11' 3" (3.43m x 3.43m) with double glazed window to rear, central heating radiator.





Double Bedroom 3

10' 2" x 11' 5" (3.10m x 3.48m) with double glazed window to rear, central heating radiator.



Study/Office / Bedroom 4

8' 9" x 10' 2" (2.67m x 3.10m) currently used as an office but would be ideal as a small 4th bedroom, double glazed window to rear, central heating radiator.







EXTERNALLY

To the Front

The property is approached via a private estate road onto a tarmac driveway with parking for 3 cars and access into -





Integral Garage

28' 2" x 13' 2" (8.59m x 4.01m) with up and over door and housing the recently installed Grant oil fired combi boiler.

Front Lawned Area

With mature flowers, shrubs and hedgerows. Steps leading to patio area making a sitting out area to enjoy the incredible views.

Pathways to both sides leading to -



Rear Garden

For ease of maintenance is mostly laid to patio slabs and raised flower beds to boundary.









MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

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

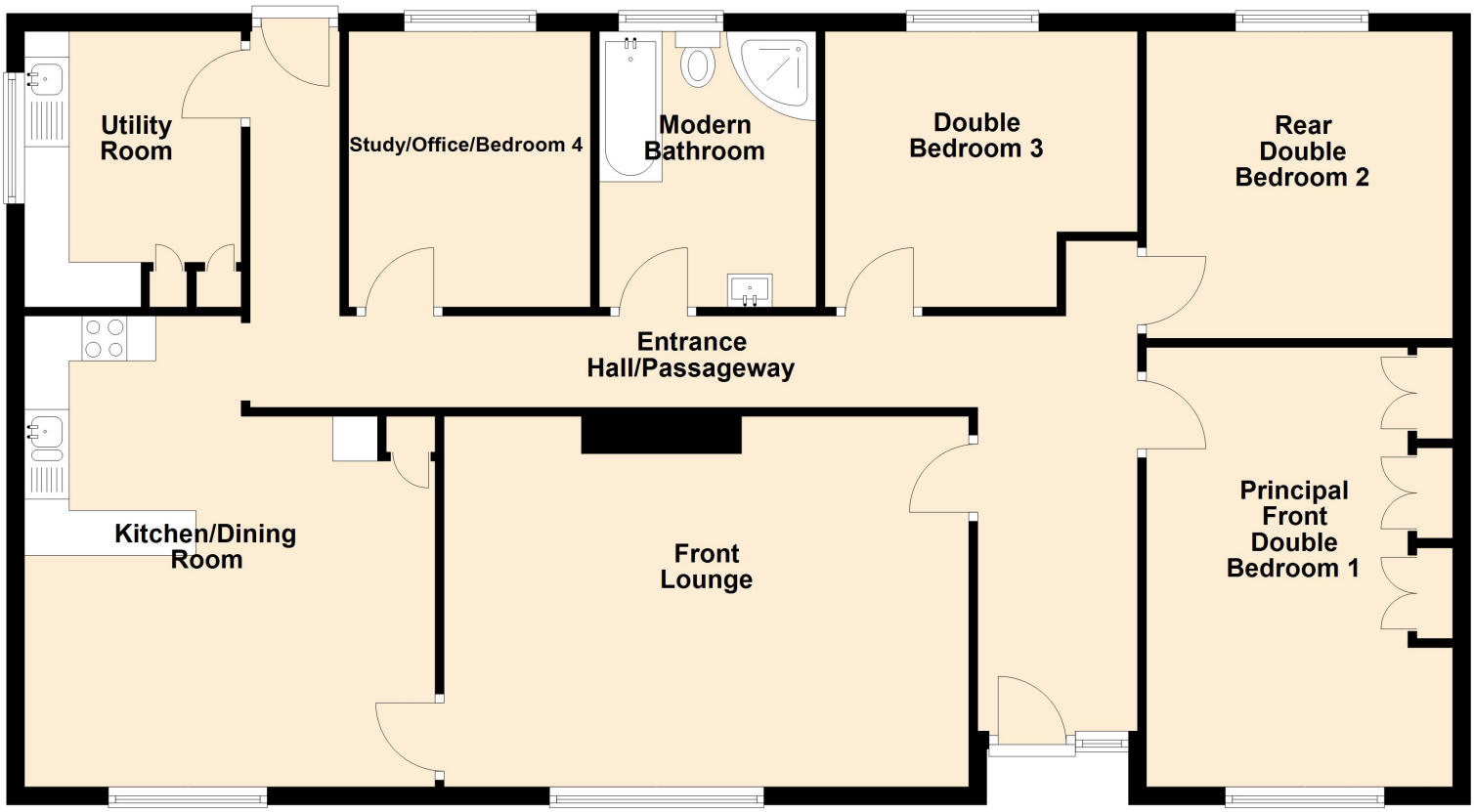
Services

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating. Double glazing throughout.

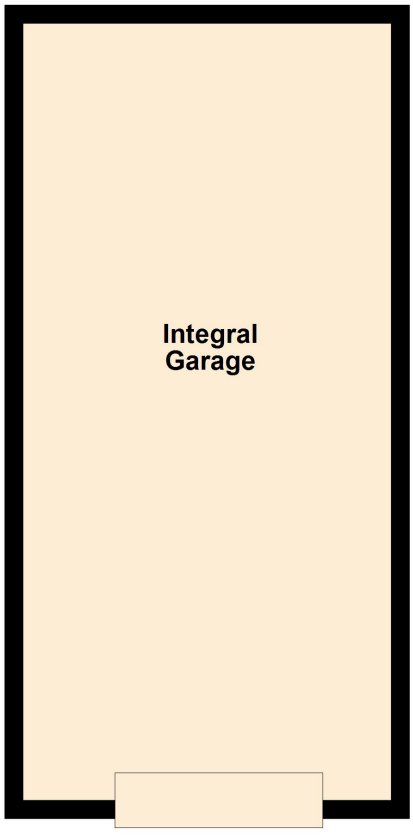
Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



Lower Ground Floor

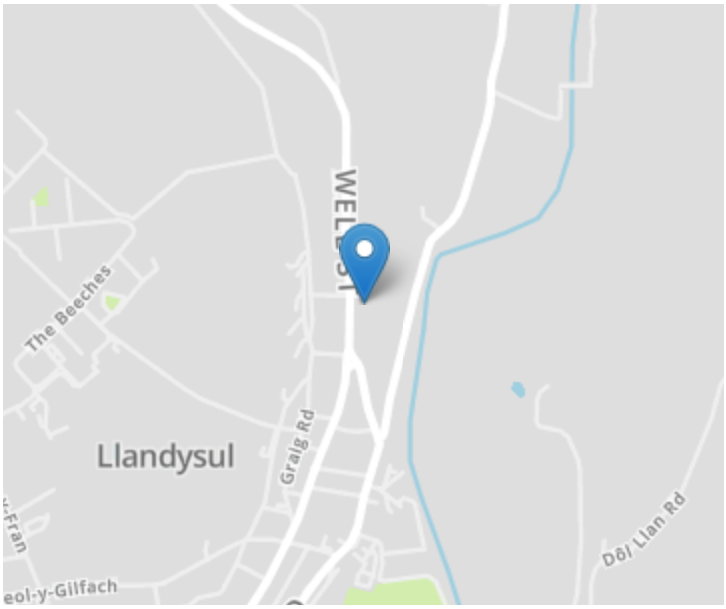


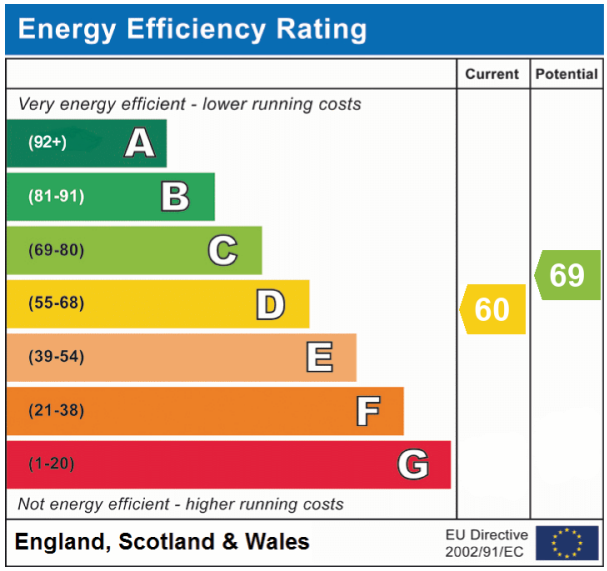
MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (60)
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

Proceeding on the main one way thoroughfare through Llandysul into Wind Street, continue along Wind Street, continue on this road, as you leave the town towards Gorrig you will see a number of new builds on your right hand side, turn immediately right after these new builds and the property will see as the second property on the left hand side.

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

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