MORGAN & DAVIES
EST. 1989

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Estate Agents | Property Advisers
Local knowledge, National coverage

Attention Investors. 2 town centre apartments within Llandysul town centre. West Wales.









Flat 1 & 2 Poplars, High Street, Llandysul, Ceredigion. SA44 4DJ.

£150,000

R/5362/RD

** Attention investors ** 2 large apartments enjoying street frontage ** In need of modernisation ** Ideal investment opportunity within this popular market town ** Large private rear garden ** 2 x 3 bed apartments ** A GREAT OPPORTUNITY NOT TO BE MISSED **

The property is situated within the market town of Llandysul on the banks of the River Teifi. The town provides active high street, mini supermarket, petrol station, post office, modern community primary and secondary school, places of worship, active community halls and good public transport connectivity to Carmarthen and the M4 and Cardigan Bay are within 30 minutes of the property.

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FLAT 1

Entrance Porch

Accessed via glass panel door into hallway with original cornices and archways over. Access door to basement.



Lounge

14' 2" x 13' 9" (4.32m x 4.19m) with bay window to front, multiple sockets, picture rail.





Bedroom 1

9' 7" x 11' 4" (2.92m x 3.45m) covered fireplace, window to garden, multiple sockets, heater.





Kitchen

8' 4" x 15' 10" (2.54m x 4.83m) oak effect base and wall units, formica worktop, stainless steel sink and drainer with mixer tap, tiled splashback, wood effect vinyl flooring, space for electric cooker, plumbing for washing machine, rear door to garden (external galvanised balcony with steps leading down to garden area)





LOWER GROUND FLOOR

Hallway

Providing access to rear bedroom.



Rear Bedroom 1

9' 0" x 16' 9" (2.74m x 5.11m) double bedroom, window to garden, multiple sockets, heater.



Bathroom

8' 9" x 9' 8" (2.67m x 2.95m) panel bath with shower over, single wash hand basin, heated towel rail, WC, front window.



Bedroom 3

11' 9" x 9' 7" (3.58m x 2.92m) double bedroom, window to rear garden, multiple sockets, heater.



FLAT 2

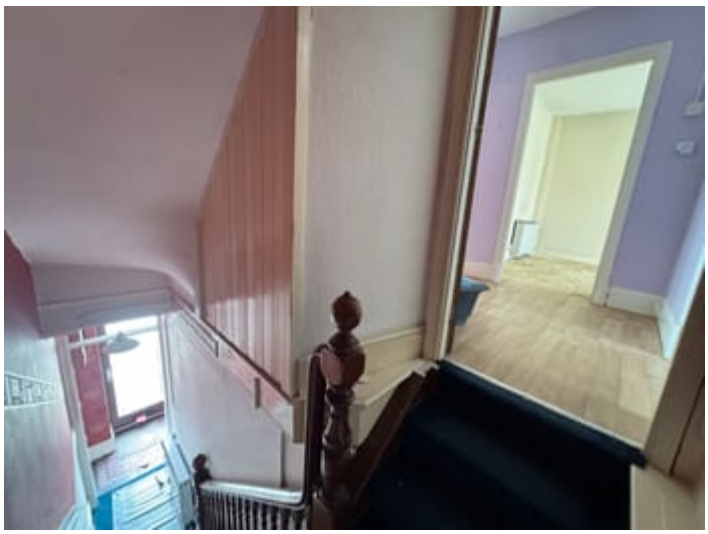
Front Porch

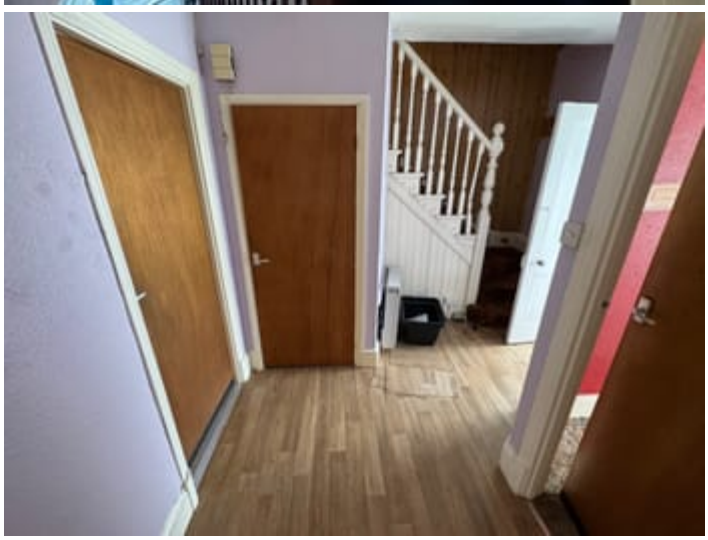


Glass panel door into reception hallway, heater, stairs to first floor.

Landing

With continuing staircase to 2nd floor.





Kitchen

10' 4" x 9' 6" (3.15m x 2.90m) oak effect base and wall units, formica worktop, stainless steel sink and drainer with mixer tap, tiled splashback, wood effect vinyl flooring, space for electric cooker, plumbing for washing machine.





Bedroom 1

9' 6" x 15' 7" (2.90m x 4.75m) double bedroom, window to rear, heater.



Lounge

10' 4" x 14' 2" (3.15m x 4.32m) tiled fireplace, bay window to front, heater, multiple sockets, BT point.





Bathroom

Panel bath with shower over, single wash hand basin, WC, window to front.



SECOND FLOOR

Landing



With skylight over, storage cupboard.

Bedroom 2

7' 7" x 9' 8" (2.31m x 2.95m) single bedroom, velux rooflight over, timber flooring, under eave access, heaters.



Bedroom 3

12' 8" x 7' 5" (3.86m x 2.26m) double bedroom, window to rear enjoying views over the town church and countryside, multiple sockets, heater.







EXTERNAL

The property fronts on to High Street.



To Rear

Enclosed garden area with 6' panel fencing currently overgrown with extended patio area beneath the balcony area.

MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.

We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

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.

Council Tax Band B.

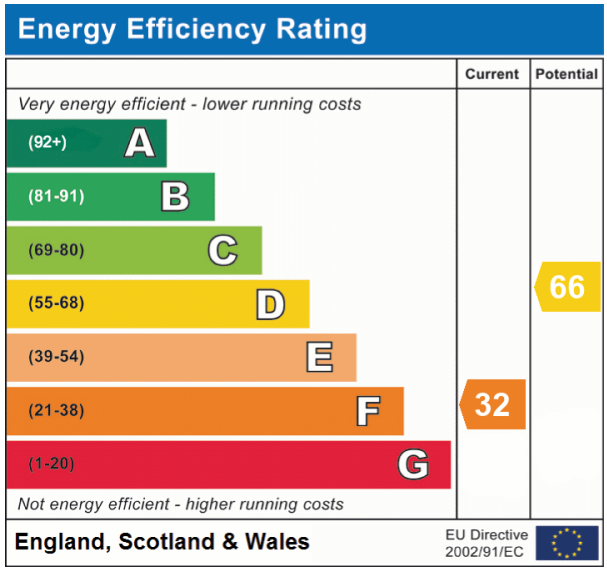
MATERIAL INFORMATION

Council Tax: Band B
Council Tax: Rate 1053
Parking Types: None.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: F (32)
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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EST. 1989





Directions

The property is located on Llandysul High Street 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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