MORGAN & DAVIES
EST. 1989

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An exceptional 6 bedroomed Family home with space, style and privacy in abundance set in extensive grounds. Near Llandysul, West Wales









Llygad Yr Ythan, Gorrig Road Pentrellwyn, Llandysul, Ceredigion. SA44 4LF.

£485,000

REF: R/5430/LD

*** Substantial 6 bedroomed detached Family residence *** Impressive and versatile accommodation arranged over three floors *** Modernised and refurbished throughout *** Generous reception rooms providing excellent Family and entertaining space *** Attractive sun room overlooking the grounds *** Stylish fitted kitchen and contemporary bathrooms *** Oil fired central heating and double glazing *** *** Possible sub division for an annexe or Airbnb to Bedroom 6 with a lower ground floor bedroom *** Balcony enjoying fine views over the surrounding countryside

*** Extensive Village plot extending to approximately half an acre *** Superb two tier garden with large level lawned areas *** Expansive decking with hot tub and covered pergola/BBQ area *** Dedicated Children's play area *** Detached gym/workshop offering excellent additional space *** Useful log stores and garden sheds *** Ample off road parking on a tarmacadam driveway with further parking area available

*** Central Village setting yet enjoying a surprising degree of privacy and seclusion *** Approximately 1 mile from Llandysul and convenient to Ysgol Bro Teifi School *** Within easy travelling distance of the Cardigan Bay Coastline and the County Town of Carmarthen *** A dream Family home with space in abundance

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LOCATION



The property is situated on the fringes of the former Market Town of Llandysul which offers a range of services including a new Community Primary and Secondary Education Centre, Local and National Retailers, Public Transport connectivity, Places of Worship, Doctors Surgery, Public Houses and Restaurant.

GENERAL DESCRIPTION

An impressive Family residence that offers a rare combination of space, modern accommodation, extensive grounds and Village convenience. The property has been refurbished to provide stylish and comfortable living accommodation arranged over three floors with 6 bedrooms and generous reception spaces making it ideally suited to a growing or extended Family. The large reception rooms are complemented by a bright sun room, stylish kitchen and modern bathrooms, whilst the upper accommodation benefits from a balcony enjoying fine views.

Despite its convenient Village location the property feels remarkably private and is not overlooked creating an excellent Family environment within easy reach of Llandysul and the wider West Wales region.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a composite entrance door, laminate flooring, radiator, staircase to the first floor accommodation.

KITCHEN

21' 7" x 18' 5" (6.58m x 5.61m). An impressive Shaker style fitted kitchen with an extensive range of wall and floor units with granite work surfaces and window sills, 1 1/2 stainless steel sink and drainer unit, Neff appliances including of a steel and baking oven, conventional oven, 5 ring induction hob with extractor hood over, integrated fridge/freezer and wine fridge and dishwasher, tiled flooring, double aspect windows, upright radiator, spot lighting.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



UTILITY ROOM

9' 4" x 9' 1" (2.84m x 2.77m). With Shaker style fitted wall and floor units with granite work surfaces over and sills, 1 1/2 stainless steel sink and drainer unit, plumbing and space for washing machine.



CLOAKROOM

With low level flush w.c., vanity unit with wash hand basin, extractor fan.



PRINCIPLE BEDROOM 1

19' 2" x 16' 0" (5.84m x 4.88m). With steps leading up from the Utility Room. With Sharps fitted wardrobes with matching chest of drawers and side tables, double aspect windows, radiator.



SUN ROOM

17' 2" x 10' 7" (5.23m x 3.23m). Enjoying views over the grounds and surrounding countryside, insulated roof, sliding patio doors to the balcony area, tiled flooring, Velux roof window.



BALCONY AREA



LIVING ROOM

21' 8" x 12' 5" (6.60m x 3.78m) into bay. With an open fireplace with slate mantle and tiled hearth, laminate flooring, central lights and wall lights, radiator.



LIVING ROOM (SECOND IMAGE)



LOWER GROUND FLOOR

INNER LANDING

With a doorway through from the Utility Room.

LOWER GROUND FLOOR BEDROOM 6

15' 9" x 13' 3" (4.80m x 4.04m). With radiator, sliding patio doors opening onto the garden.



WET ROOM TO BEDROOM 6

With a walk-in shower facility, low level flush w.c., vanity unit with wash hand basin, heated towel rail, extractor fan.



FIRST FLOOR

GALLERIED LANDING

With access to the loft space, large linen cupboard, radiator.



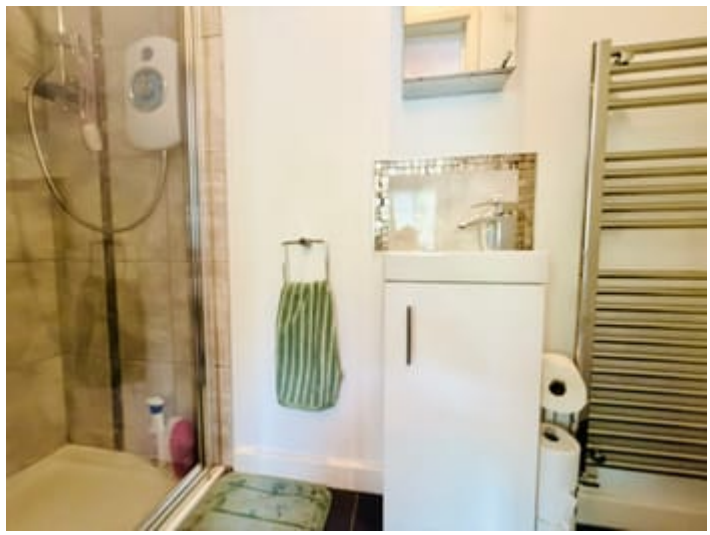
FRONT BEDROOM 2

11' 4" x 10' 4" (3.45m x 3.15m). With radiator.



EN-SUITE TO BEDROOM 2

A stylish suite comprising of an enclosed shower cubicle, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, extractor fan.



FRONT BEDROOM 3

12' 4" x 10' 9" (3.76m x 3.28m). With radiator.



REAR BEDROOM 4

12' 5" x 10' 7" (3.78m x 3.23m). With radiator.



REAR BEDROOM 5

12' 3" x 11' 8" (3.73m x 3.56m). With radiator.



FAMILY BATHROOM

A modern suite comprising of a roll top bath with central taps and shower attachment, corner shower cubicle, low level flush w.c., floating vanity unit with wash hand basin, heated towel rail, extractor fan.



EXTERNALLY

GYM/WORKSHOP

18' 4" x 12' 8" (5.59m x 3.86m). Insulated with concrete flooring.



GARDEN SHED

VARIOUS LOG STORES

SMALL TOOL SHED

6' 0" x 4' 0" (1.83m x 1.22m).

PLAY AREA

SUMMER HOUSE



FRONT GARDEN

Laid to Astroturf with a small patio area.

REAR GARDEN

The outside space is a particular feature with the property standing within an impressive plot of approximately half an acre. The gardens are arranged over two tiers and incorporate substantial level lawned areas providing plenty of space for Children, Pets and outdoor recreation. A large decked entertaining area incorporates a hot tub and covered pergola/BBQ area creating a superb setting for outdoor dining and entertaining. There is also a dedicated Children's play area together with a detached gym/workshop, log stores and useful garden sheds. The grounds offer an excellent degree of privacy and provide a fantastic extension to the generous Family accommodation.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



DECKING AREA



PARKING AND DRIVEWAY

A substantial tarmacadamed driveway provides ample off road parking for numerous vehicles with an additional area offering scope for further parking if required. The generous parking provision compliments the size of the property perfectly and provides practical space for a large Family, Visitors, leisure vehicles or additional storage.

FRONT OF PROPERTY



REAR OF PROPERTY



AERIAL VIEW



POSITION



AGENT'S COMMENTS

A superb Family home offering exceptional space both inside and out. Beautifully presented, private and conveniently located close to Llandysul. A property that really must be viewed to be fully appreciated.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'F'.

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.

MONEY LAUNDERING REGULATIONS

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 £45.00, plus 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.

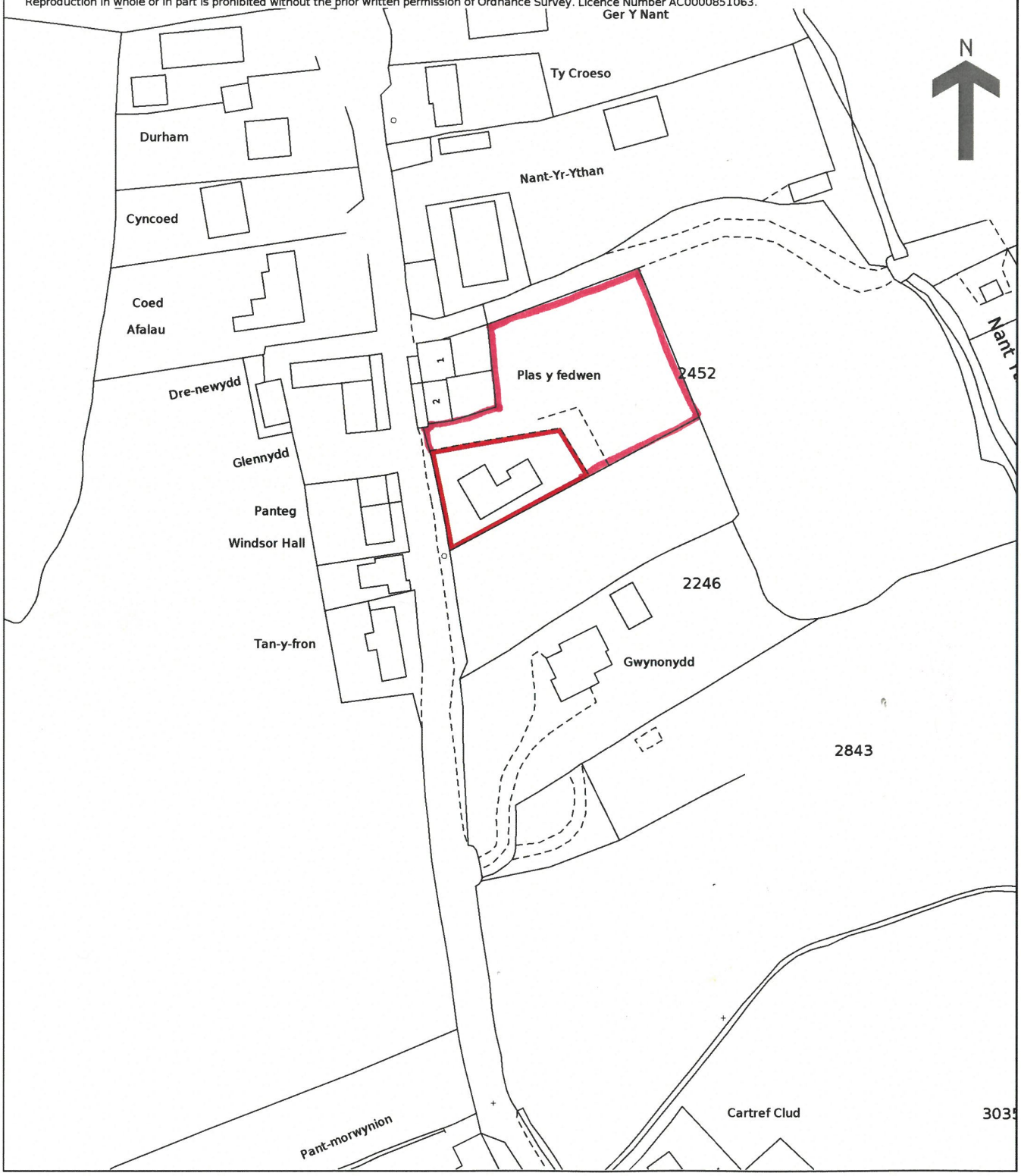
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of title plan

Title number **CYM300766**
Ordnance Survey map reference **SN4142NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**

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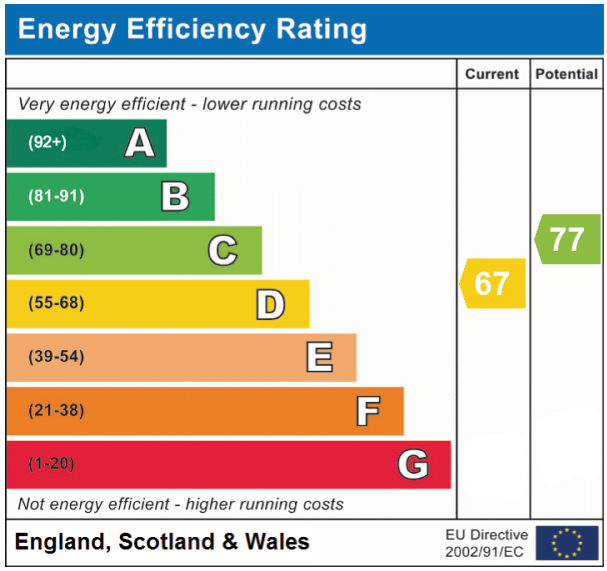
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

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

EPC Rating: D (67)
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

From Llandysul head North on the A486. After leaving the Town take the first turning on the right hand side signposted Gorrig. Proceed for approximately a mile and the property can be found on the right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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

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

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