MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A spacious 3 bedroomed detached bungalow in a sought after location with great potential.
Llandysul, West Wales









Penrheol, 42 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.

£280,000

REF: R/5469/LD

*** Location, potential and no onward chain *** A detached bungalow *** 3 double bedrooms *** Sought after Llandysul location *** Excellent potential requiring general modernisation and updating *** Oil fired central heating and double glazing

*** Integral garage *** Tarmacadamed driveway providing off road parking *** Private and enclosed garden *** Level lawn and patio area *** Mature hedging providing good privacy

*** Walking distance of Ysgol Bro Teifi and Llandysul Town Centre *** Short walk to Doctors Surgery and leisure/gym facilities *** Ideal first time purchase or retirement home *** A great opportunity to put your own stamp on a well positioned bungalow *** Viewing highly recommended

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LOCATION

Parc Yr Ynn is a sought after residential locality on the outskirts of the popular and picturesque Market Town of Llandysul in the mid reaches of the Teifi Valley offering a comprehensive range of shopping and schooling facilities, less than half an hour's drive from the Cardigan Bay Coast with its popular sandy beaches, and equidistant to the County Town and Administrative Centre of Carmarthen and the link road to the M4 Motorway and National Rail Network connections.

GENERAL DESCRIPTION

An excellent opportunity to acquire a spacious 3 bedroomed detached bungalow pleasantly positioned within a sought after residential area of Llandysul. The property offers well proportioned accommodation with 3 double bedrooms and, although now requiring a programme of general modernisation and updating, provides considerable potential for Purchasers to create a comfortable home to their own taste and specification. It offers potential for a garage conversion or extending into the loft (subject to consent).

A particular advantage is its convenient location, being within walking distance of Ysgol Bro Teifi, Llandysul Town Centre, Doctors Surgery and local leisure and gym facilities. Further benefits include oil fired central heating, double glazing, integral garage and a tarmacadamed driveway providing useful off road parking.

Offered to the market with no onward chain the property would make an appealing first time purchase, Family home or a particularly convenient retirement residence.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC double door entrance.

RECEPTION HALL

With radiator, airing cupboard housing the hot water cylinder and immersion, access to a boarded loft space offering further conversion opportunity (subject to consent).

LIVING ROOM

15' 6" x 13' 8" (4.72m x 4.17m). With double aspect windows, feature fireplace with electric fire, radiator.



BATHROOM

10' 2" x 6' 9" (3.10m x 2.06m). Having a 4 piece suite comprising of a corner shower cubicle, low level flush w.c., panelled bath, pedestal wash hand basin, radiator, shaver light and point.



REAR BEDROOM 2

13' 1" x 11' 6" (3.99m x 3.51m). With radiator.



REAR BEDROOM 3

11' 2" x 9' 7" (3.40m x 2.92m). With radiator.



FRONT BEDROOM 1

16' 7" x 9' 9" (5.05m x 2.97m). With radiator.



KITCHEN

13' 1" x 12' 5" (3.99m x 3.78m). An Oak fronted fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, eye level oven and microwave, integrated dishwasher and fridge.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

10' 4" x 5' 8" (3.15m x 1.73m). With built-in floor cupboards with sink unit, Worcester oil fired central heating boiler, plumbing for washing machine, UPVC rear entrance door.



INTEGRAL GARAGE

17' 5" x 10' 8" (5.31m x 3.25m). With an up and over door, access to the loft space. The garage offers further accommodation opportunities as an office, studio, bedroom, dining room, etc., (subject to consent).



EXTERNALLY

GARDEN

The property enjoys a private and manageable garden well screened by mature hedging and offering a good degree of privacy. The garden is predominantly laid to a level lawn with a patio area providing an ideal space for outdoor seating and entertaining whilst remaining relatively easy to maintain.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway provides off road parking and access to the integral garage.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

Location, potential and no onward chain. A well positioned detached bungalow offering spacious accommodation and an excellent opportunity for its next Owner to modernise and make their own. With everyday amenities within easy walking distance early viewing is highly recommended.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

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).

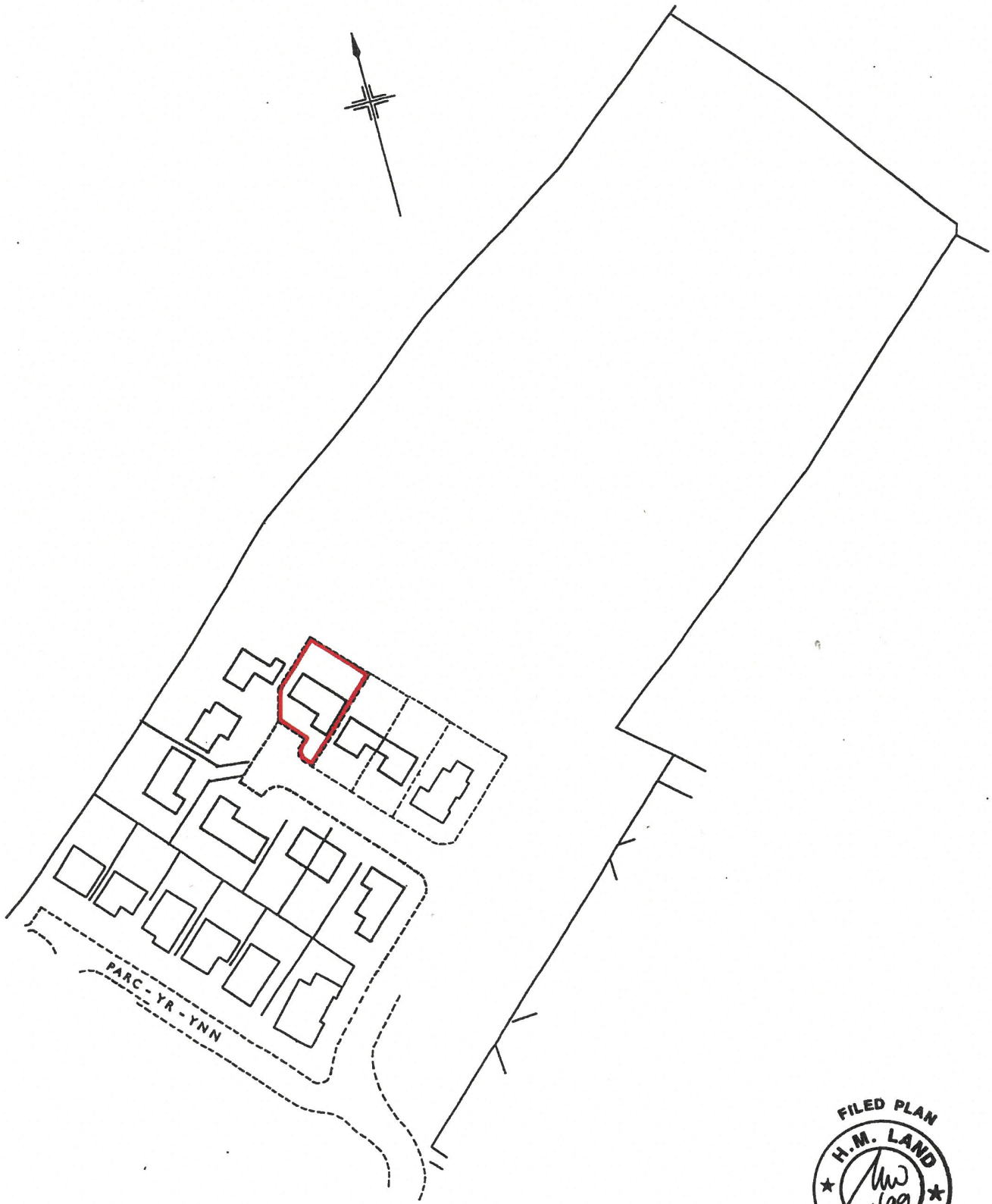
A non-refundable fee of £45.00, plus VAT, per Person, is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the Solicitors and progress the transaction.

If you have any questions or need any assistance please don't hesitate to contact the Office. We are 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, no Broadband currently connected and subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 901565	
ORDNANCE SURVEY PLAN REFERENCE	SN 4141	SECTION C	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION			© Crown copyright 1990



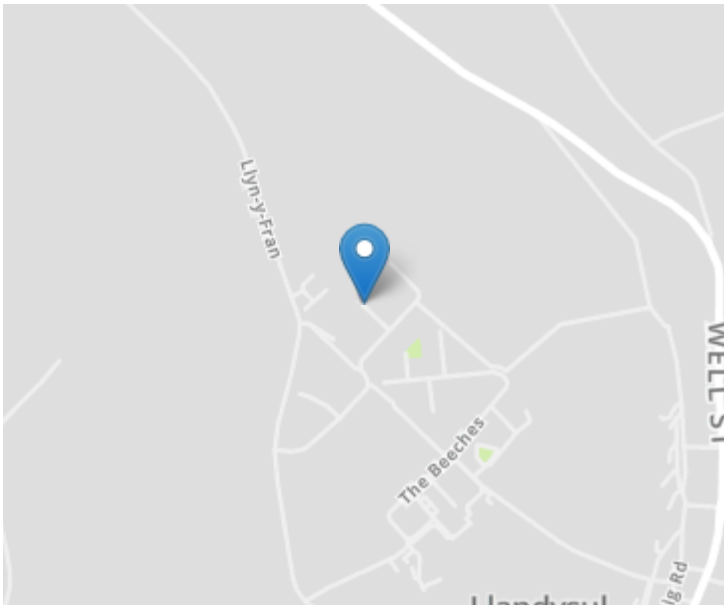
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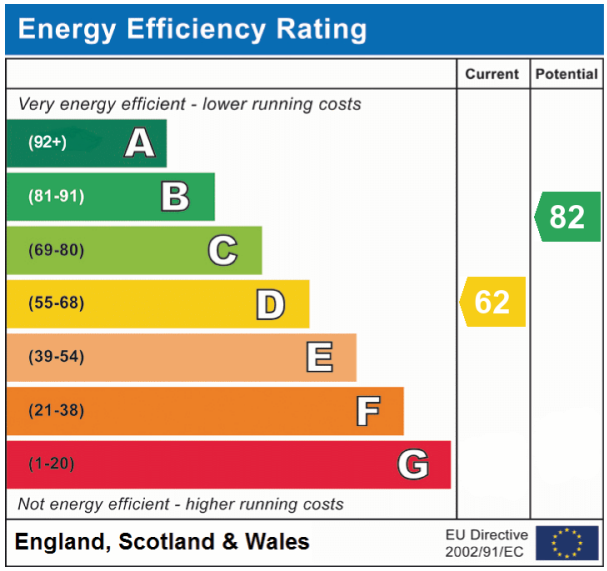
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band E
N/A
Parking Types: Garage. Off Street.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: D (62)
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

From Aberaeron the property is best approached by taking the A487 South towards Cardigan to Synod Inn, turning left onto the A486 Llandysul road. Proceed through the Villages of Ffostrasol, Croeslan and Horeb. After Horeb crossroads and the new Business Park on your right hand side take the first turning off the roundabout passing the Ysgol Bro Teifi School then take the first right hand turning towards the Town Centre. Continue past the Doctors Surgery on your left hand side and take the next left hand turning signposted Park Yr Ynn. Take the third left hand turning into a small cul-de-sac of bungalows. Penrheol will be the fourth bungalow on your 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 our properties are also available to view 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 Facebook and Instagram Pages

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

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