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**RICS**



Since 1989

*A deceptive 4 bedrooomed, 3 bathroomed Town House with stunning views and in a convenient Town location. Llandysul, West Wales*



**2 Golygfa'r Eglwys, Well Street, Llandysul, Ceredigion. SA44 4DR.**

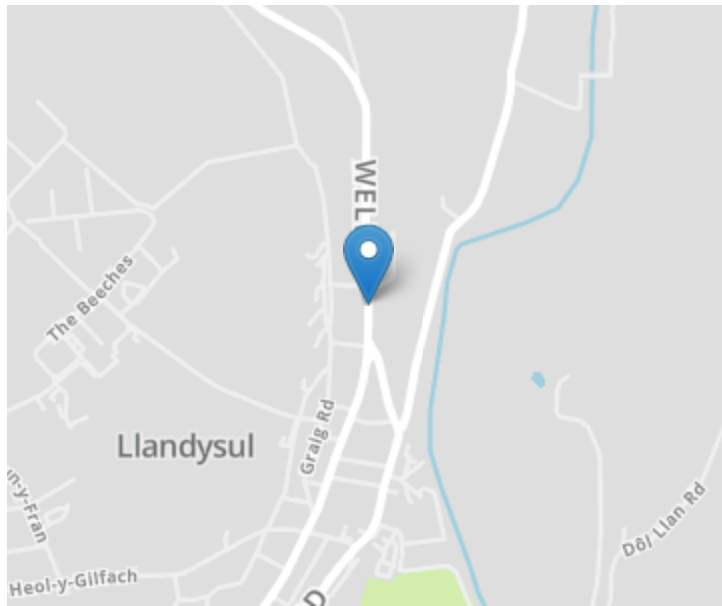
**REF: R/3900/LD**

**£175,000**

\*\*\* Investment opportunity - Tenants in-situ \*\*\* A mid terraced Town House \*\*\* Four storied 4 bedrooomed, 3 bathroomed Town House \*\*\* Superb panoramic views over open countryside to the rear \*\*\* Designed with energy efficiency in mind \*\*\* Air source heating double glazing and good Broadband connectivity \*\*\* Low maintenance living with a front terrace, balcony, patio and enclosed garden area

\*\*\* Gravelled driveway with designated parking areas \*\*\* Contemporary styled kitchen and bathroom \*\*\* Deceptively spacious and well designed \*\*\* Edge of Market Town location

\*\*\* Within close proximity to the brand new Ysgol Bro Teifi School \*\*\* Within easy reach of Cardigan Bay Coastline at New Quay, Aberaeron and Llangrannog \*\*\* Convenient commuting distance to the University and Administrative Towns of Carmarthen, Lampeter and Aberystwyth



## LOCATION

Well situated within the popular Teifi Valley Market Town of Llandysul which provides a good range of everyday facilities together with the brand new Ysgol Bro Teifi School with Primary and Secondary Schooling, within close proximity to the Doctors Surgery, Chemist and Shops, within easy travelling distance to the larger County and Administrative Centre of Carmarthen, to the South and the West Wales Heritage Coastline, to the West.

## GENERAL DESCRIPTION



2 Golygfa'r Eglwys is a deceptive well presented four storied property with 4 bedroomed, 3 bathroomed accommodation providing the perfect Family home. The property is mid terraced and benefits from air source heating and double glazing and enjoys breath taking far reaching views to the rear.

Externally it enjoys low maintenance garden area being enclosed with a level patio and a small garden.

In all deserving early viewing and would provide the perfect investment opportunity with Tenants in-situ. Further information available via the Sole Selling Agents.

The accommodation at present offers more particularly the following.

## GROUND FLOOR

### RECEPTION HALL

With UPVC front entrance door.

### SHOWER ROOM

A modern suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.

## KITCHEN

18' 5" x 11' 9" (5.61m x 3.58m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, eye level electric oven, 4 ring electric hob, integrated dishwasher and fridge/freezer, bi-fold doors to the balcony area, staircase to the first floor accommodation.



## UTILITY/PLANT ROOM

With plumbing and space for automatic washing machine and tumble dryer, underfloor and air source heating controls.

## LOWER GROUND FLOOR

20' 0" x 15' 3" (6.10m x 4.65m). With bi-fold doors to the garden area, underfloor heating.



## FIRST FLOOR

### LANDING

Leading to

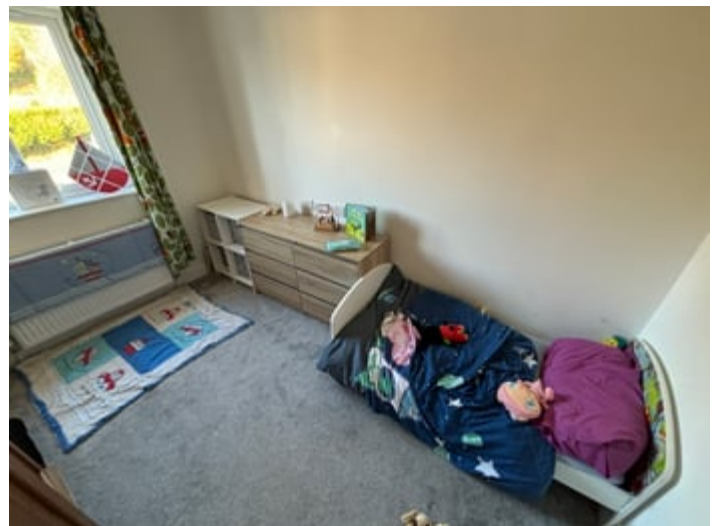
## BATHROOM

A modern suite comprising of a panelled bath with shower over, low level flush wc., pedestal wash hand basin, extractor fan.



## FRONT BEDROOM 3

11' 2" x 8' 5" (3.40m x 2.57m). With radiator.





**REAR BEDROOM 2**

13' 5" x 8' 7" (4.09m x 2.62m). With radiator, sliding patio doors opening onto a glazed balcony area with fantastic views over the Teifi Valley.

**BALCONY AREA****VIEW FROM BEDROOM 2****REAR BEDROOM 4**

6' 6" x 5' 6" (1.98m x 1.68m). With radiator.

**SECOND FLOOR****PRINCIPAL BEDROOM 1**

15' 9" x 12' 0" (4.80m x 3.66m). With Velux roof window, radiator.



## EN-SUITE TO BEDROOM 1

A modern suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, extractor fan.



## EXTERNALLY

### GARDEN

Located to the rear of the property having access via bi-fold doors that leads onto the full width of the patio and enclosed South facing lawned garden area.



### PLEASE NOTE

There is a right of way access to the rear garden via the neighbouring property.

### PARKING

Communal parking courtyard to the front with two allocated parking spaces.

## FRONT OF PROPERTY



## VIEWS

Views over the Teifi Valley.



## AGENT'S COMMENTS

A deceptively spacious modern Town House providing the perfect investment opportunity.

## INVESTMENT OPPORTUNITY

The property is to be sold with the current Tenants in-situ. For further information please contact the Sole Selling Agents.



## COUNCIL TAX

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

## MONEY LAUNDERING REGULATIONS

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.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating system, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

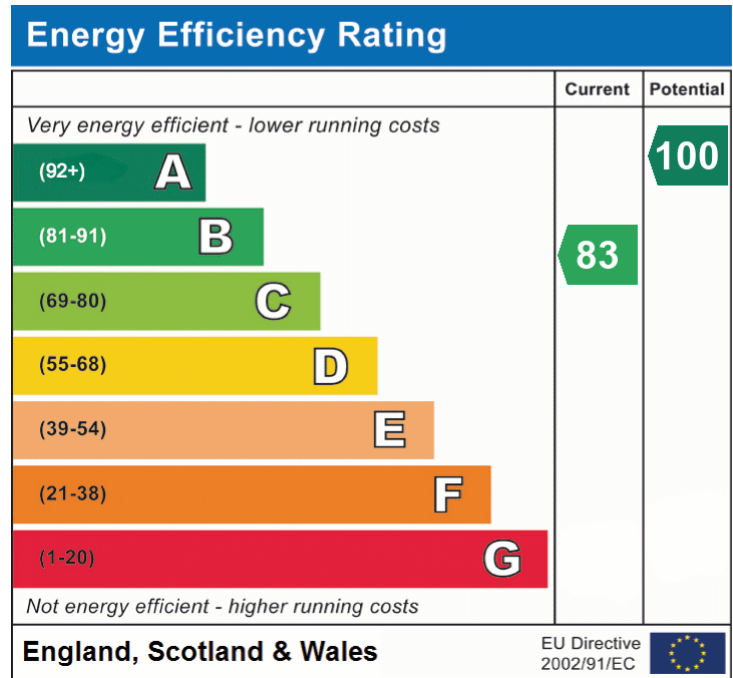
## Directions

On entering the main One-way thoroughfare i Llandysul into Wind Street continue along this road. As you leave the Town towards Gorrig the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

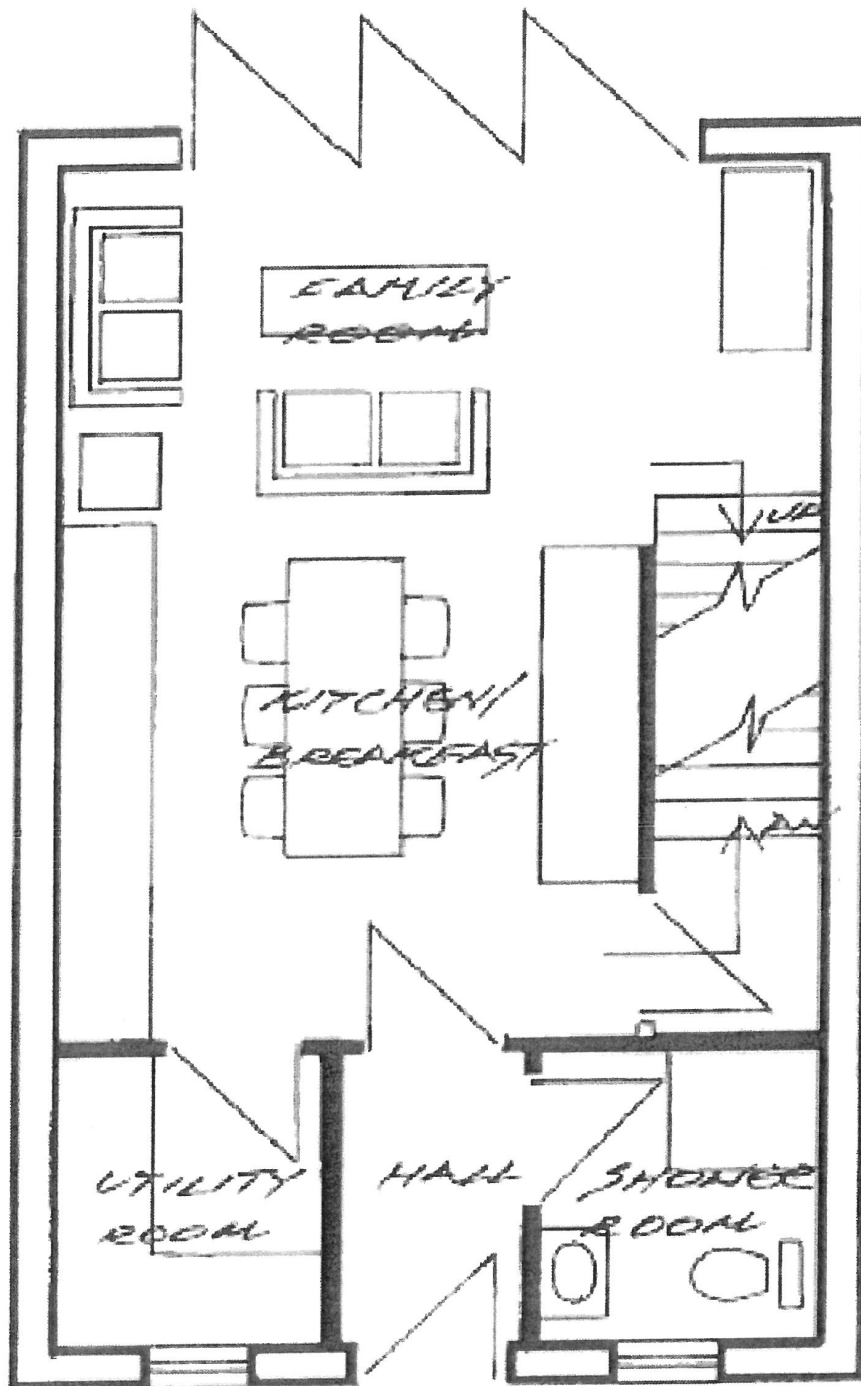
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

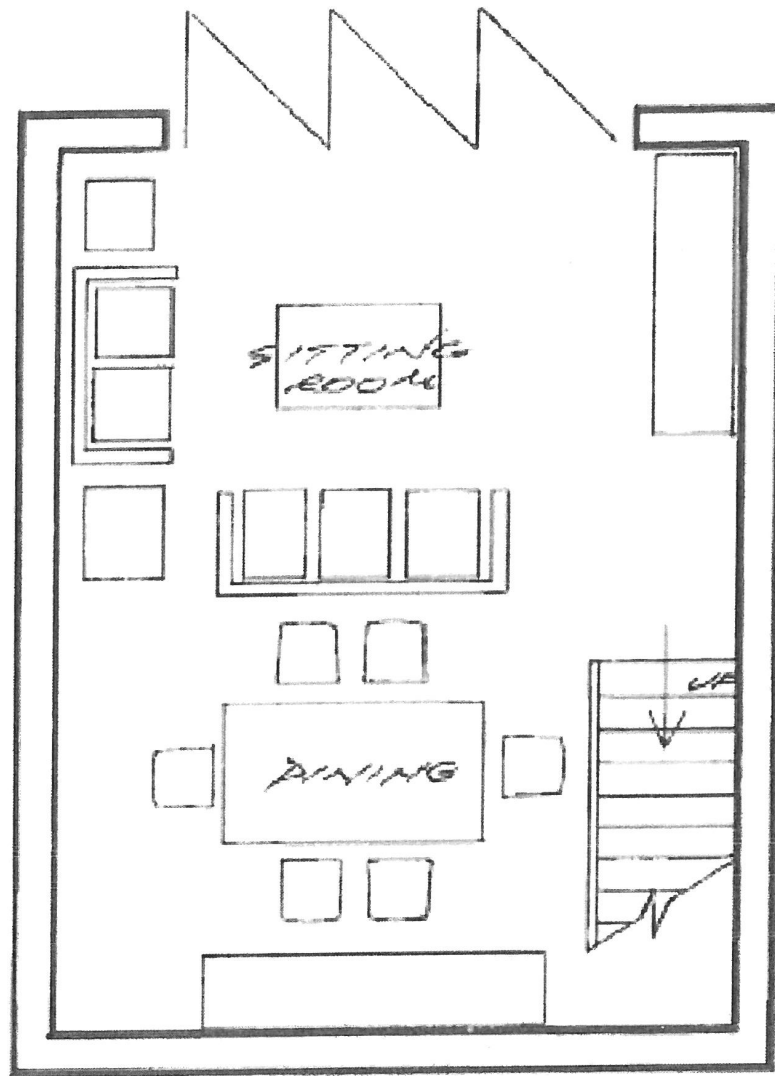
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# Ground Floor Layout

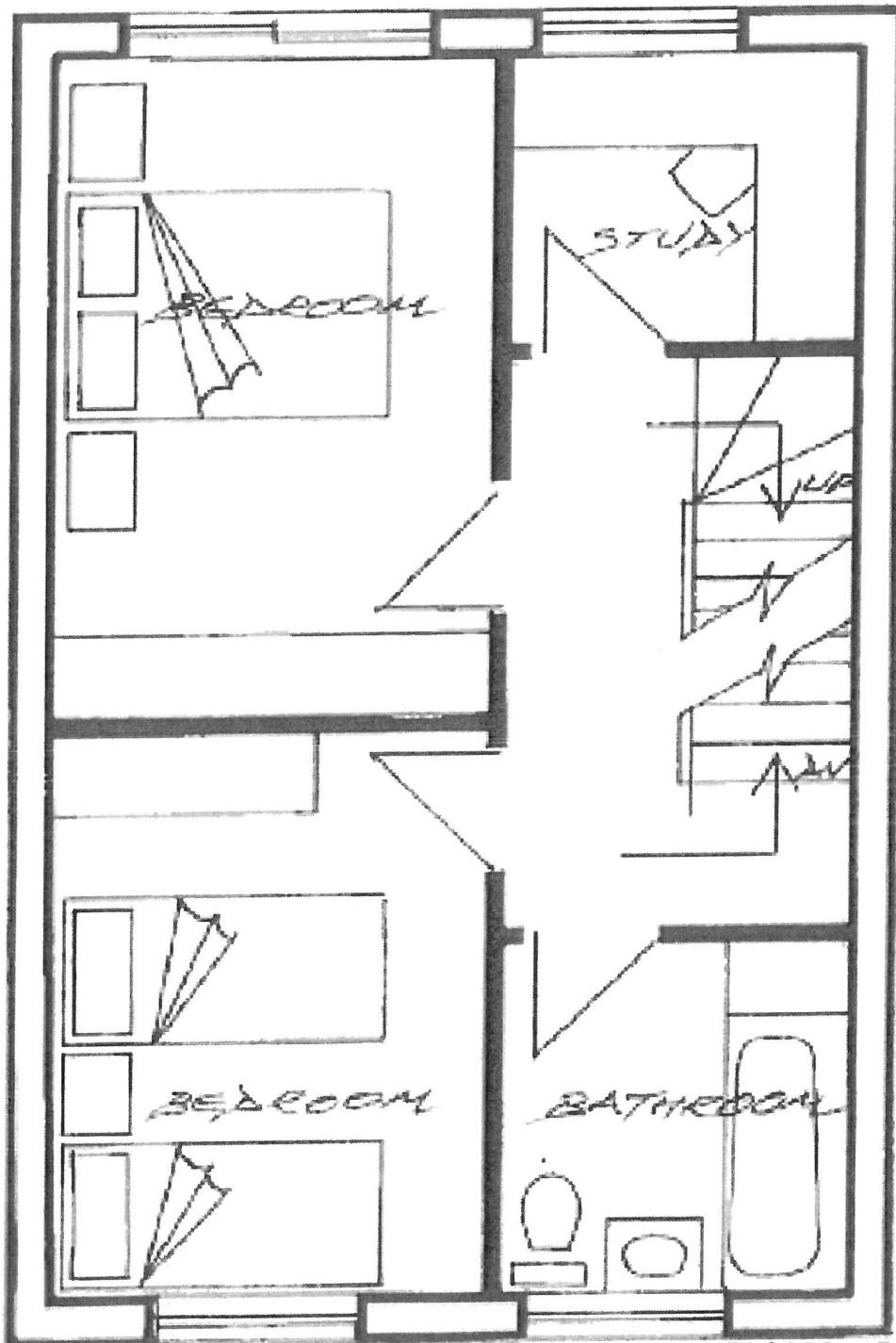


# Lower Ground Floor Layout





# First Floor Layout



# Second Floor Layout

