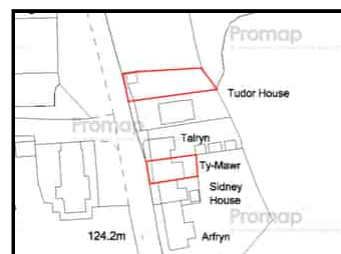


Attention 1st time buyers / Attention investors ! A spacious 3 bed mid terraced property with private rear garden and separate yard/parking area with potential for further development. Near



Ty Mawr Ffrwd Fach, Llanrhystud, Ceredigion. SY23 5ED.

£160,000

Ref R/4649/RD

****Attention 1st time buyers / Attention investors ! ** Deceptively spacious 3 bed dwelling**Close to nearby village amenities**New heating system**Upgrading wiring in places**Partly re-decorated**Potential development on nearby yard/extended garden area**Off road parking provision**A GREAT OPPORTUNITY TO GET ON THE HOUSING LADDER ! ****

The property is situated on the southern fringes of the coastal village of Llanrhystud which provides a good level of local amenities and services including primary school, village shop and post office, mini supermarket and petrol, station, public house, nearby golf club and leisure centre, nearby beaches and good public transport connectivity to the larger centres of Aberystwyth and Aberaeron.



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GROUND FLOOR

Front Porch

5' 4" x 5' 4" (1.63m x 1.63m) accessed via front walled forecourt with glass panel door, heater, connecting door into

-



Lounge

15' 2" x 12' 4" (4.62m x 3.76m) with large timber fire surround with log burner on brick plinth and quarry tiled hearth, 2 x heater, window to front, open staircase to first floor.



Dining Room (Potential Bedroom)

7' 8" x 13' 0" (2.34m x 3.96m) with window to front, laminate flooring, multiple sockets, heater.



Kitchen

6' 8" x 14' 1" (2.03m x 4.29m) with a range of base and wall units, Flavel electric cooker, space for free standing fridge freezer, tiled splash back, 1½ stainless steel sink and drainer, mixer tap, fitted dishwasher, tiled flooring, exposed beams to ceiling.



Rear Dining Room/Conservatory

9' 7" x 11' 8" (2.92m x 3.56m) with window to garden, tiled flooring, heater, double glass doors into -



Rear Porch

5' 3" x 9' 7" (1.60m x 2.92m) with external door to garden, side window, tiled flooring, heater, washing machine connection point.



W.C.

With w.c. airing cupboard off.



FIRST FLOOR

Landing

With radiator, access to loft, tongue and groove paneling to walls.



Front Bedroom 1

A double bedroom, tongue and groove panelling to ceiling, window to front, multiple sockets, heater.



Front Bedroom 2

A double bedroom, window to front, multiple sockets, heater. Corner Period fireplace and surround, window to front, tongue and groove paneling to walls and ceiling.



Rear Bedroom 3

8' 5" x 7' 3" (2.57m x 2.21m) window overlooking rear garden, multiple sockets, heater.



Bathroom

Enclosed corner shower, w.c. single wash hand basin, electric towel rail, vinyl flooring, rear window.



EXTERNALLY

To the Front

The property is approached via a county road to the front forecourt.



To the Rear

Rear enclosed garden area with 6' panel fencing to boundaries.



Extended garden / yard area

Measuring some 0.06 acres or thereabouts with the potential for an extended garden area, erection of garage or just parking facilities.

There may be scope for further development (stc) .





Private drainage. Electric central heating.

Council Tax Band B (Ceredigion County Council).

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.

VIEWING

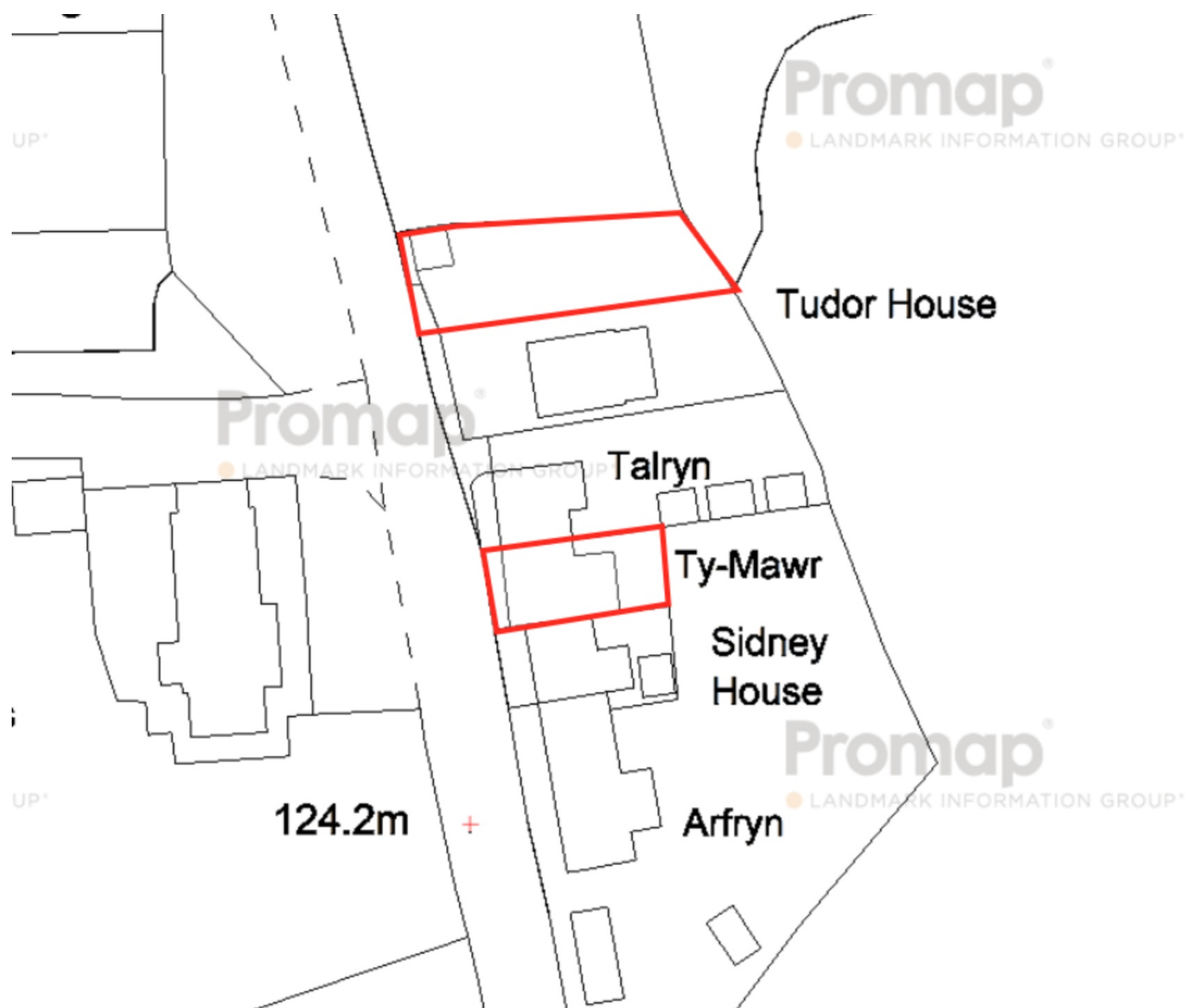
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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 and electricity.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Off Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Traditional Stone & Render

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

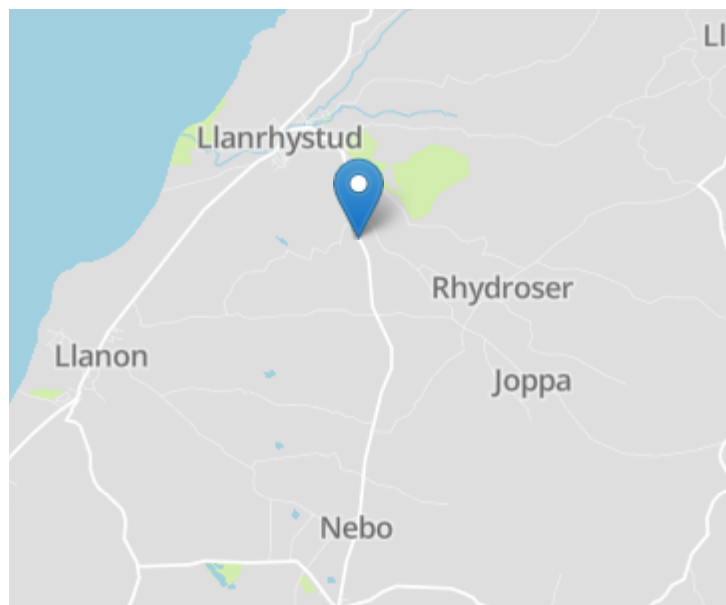
Any risk of coastal erosion? No

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



Directions

Heading south from Llanrhystud on the B4337 Lampeter road, proceed out of the village, rising up the hill, past the golf club, continue for a further 1 mile and as you start heading back down hill through a cluster of property. As soon as you pass Peris Garage on the right hand side the yard area is immediately opposite with Ty Mawr sitting centrally within a terrace of some four houses.

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

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