

Regulated by:



**RICS**



Since 1989

*Attention 1st time buyers/investors. Spacious 3 bedroom mid-terrace property. Llandysul. West Wales.*



**3 Ty Bad Gardens, Llandysul, Ceredigion. SA44 4QT.**

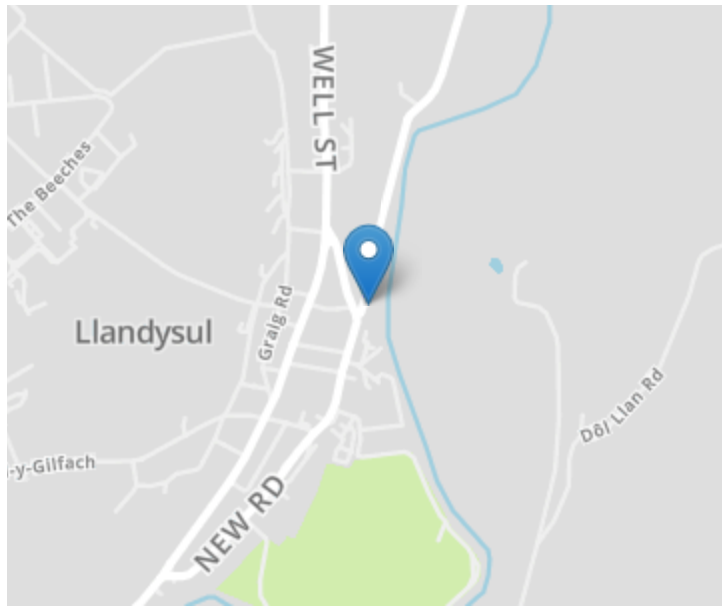
**R/4009/RD**

**£159,950**

**\*\* Attention 1st time buyers \*\* Attention investors \*\* Spacious 3 bedroom property \*\* A wonderful outlook over the River Teifi \*\* Private rear patio garden area to the riverside \*\* Deceptively spacious accommodation \*\* Walking distance to town centre amenities \*\* Well presented \*\* uPVC double glazing \*\*  
A wonderful outlook over the adjoining countryside \*\***

**\*\* A great 1st time buyer opportunity within this popular Teifi Valley town \*\***

The property is situated within the town of Llandysul on the banks of the River Teifi. The town offers a good level of local amenities and services including a recently opened community primary and secondary school, traditional town centre offerings, mini supermarket, petrol station, post office, a wonderful array of open playing fields and riverside walks. The larger town of Carmarthen and the M4 and rail connections is within 30 minutes of the property.



## GROUND FLOOR

### Entrance Hallway

5' 9" x 12' 7" (1.75m x 3.84m) via hardwood door with fanlight over, side glass panel, heater, understairs cupboard, multiple sockets.



### Lounge

11' 8" x 21' 9" (3.56m x 6.63m) a large family living room with dual aspect windows to front and rear overlooking the rear patio and adjoining River Teifi, stone fireplace and surround, multiple sockets, 2 x heater.







## Kitchen



6' 9" x 9' 11" (2.06m x 3.02m) with a range of white base and wall units, Formica worktop, space for electric oven, stainless steel sink and drainer with mixer tap, wood effect vinyl flooring, appliance space, open plan into:

## Dining Area



10' 5" x 10' 4" (3.17m x 3.15m) with space for dining table, side door to lower garden area, window to rear overlooking the River Teifi, heater, multiple sockets, wood effect vinyl flooring.

## FIRST FLOOR

## Landing



## Bathroom

8' 2" x 6' 9" (2.49m x 2.06m) panelled bath with shower over and side glass panel, WC, single wash hand basin, rear window.



## Rear Bedroom 1







13' 5" x 12' 4" (4.09m x 3.76m) double bedroom, window to rear with views over the River Teifi, multiple sockets, original cast iron fireplace and surround, corner fitted airing cupboard.

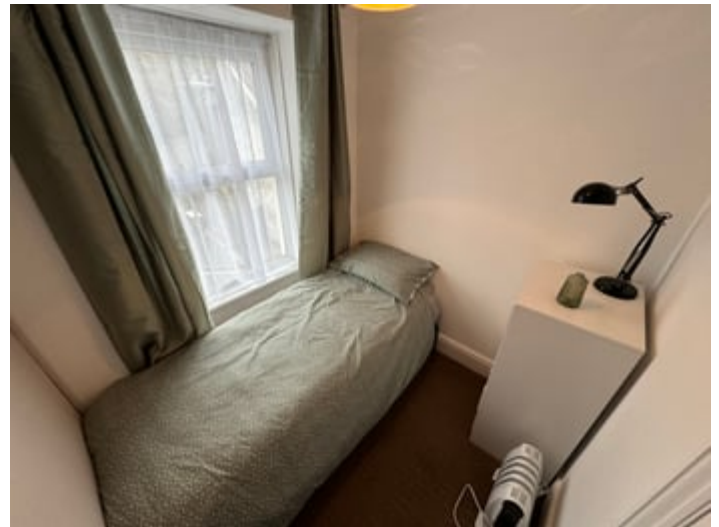
### Front Bedroom 2

12' 3" x 9' 2" (3.73m x 2.79m) double bedroom, window to front, original cast iron fireplace and surround, multiple sockets.



### Front Bedroom 3

5' 9" x 6' 5" (1.75m x 1.96m) single bedroom, window to front, electric socket.



### EXTERNAL

#### To Front

The property is approached from the adjoining highway into a front forecourt with wrought iron railings and gate to front door.







### To Rear

From the kitchen and dining area steps lead down to the rear patio area, split across 3 different levels and leading down to the riverside with a wonderful outlook over the adjoining countryside and woodland areas and also up and down stream.







Utility Room



10' 2" x 10' 5" (3.10m x 3.17m) located beneath the dining room with red quarry tiled flooring, washing machine connection point, window to patio area, multiple sockets.

**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**

The property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax band C.

Tenure - Freehold

**Directions**

Travelling along Lincoln Street, King Street and High Street within Llandysul town centre, head north and on exiting the town take the right hand turning onto Lon Lley onto the B4624 down towards Church Street. On proceeding down the hill and before reaching the Porth Hotel, number 3 Ty Bad is located on the left hand as identified by the Agents for sale board.

