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**RICS**



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*Fantastic views. A spacious 3/4 bedroomed semi detached house in a pleasant elevated position.  
Llandysul, West Wales*



**Awelfa 6 Heol Y Gilfach, Llandysul, Ceredigion. SA44 4HN.**

**REF: R/3077/LD**

**£285,000**

\*\*\* No onward chain \*\*\* Enjoying fantastic views over the beautiful Teifi Valley \*\*\* Deceptive well appointed semi detached house \*\*\* 3/4 bedrooms with stunning sun room to the rear \*\*\* Character accommodation with large fitted kitchen \*\*\* Oil fired central heating, UPVC double glazing and good Broadband speeds available

\*\*\* Elevated position with ample off street parking \*\*\* Front and rear gardens - Well kept and stocked and laid mostly to lawn \*\*\* Established vegetable beds, greenhouse and poly tunnel with orchard \*\*\* Raised decking area with an impressive view point

\*\*\* Perfect Family home within a popular Town Centre location \*\*\* Walking distance to Ysgol Bro Teifi \*\*\* Teifi Valley Market Town setting \*\*\* Contact us today to view



## LOCATION

The property is located within the picturesque 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 popular sandy beaches, and equidistant to Carmarthen and the link road to the M4 Motorway and benefiting from National Rail Network connections and the regional General Hospital of Glangwili.

## GENERAL DESCRIPTION

Here we have on offer a spacious 3/4 bed roomed semi detached property that enjoys an elevated position with fantastic views over the Teifi Valley. The property has been refurbished in recent times and enjoys the benefit of a newly created sun room with a fantastic vista point. The garden has been well established with its own vegetable garden, greenhouse and orchard and ample lawned areas. The perfect home for the whole Family and currently consisting more particularly of the following:-

### FRONT PORCH

With UPVC front entrance door.

### RECEPTION HALL

With staircase to the first floor accommodation, radiator.

### GROUND FLOOR BEDROOM/OFFICE

11' 7" x 9' 7" (3.53m x 2.92m). With radiator, picture window with views over the front garden.



## KITCHEN/DINER

23' 8" x 15' 0" (7.21m x 4.57m). Being 'L' shaped. With a farmhouse pine fitted kitchen with a range of wall and floor units with granite and hardwood work surfaces over, double Belfast sink, breakfast bar, Cannon gas/electric cooker stove (by negotiation), ceramic tiled flooring.



### KITCHEN/DINER (SECOND IMAGE)





## DINING/SITTING AREA

With a brick chimney breast housing a cast iron multi fuel stove.



## SHOWER ROOM

With a corner shower cubicle, low level flush w.c., built-in cupboard with a ceramic pedestal wash hand basin, radiator, extractor fan.



## SUN ROOM

19' 2" x 17' 2" (5.84m x 5.23m). A fantastic addition bringing ample light to the property and enjoying an amazing vista point over the Teifi Valley, with double patio doors opening onto the raised decking area, two large Velux roof windows, tiled flooring, rear entrance door.



## SUN ROOM (SECOND IMAGE)





## First Floor

### LANDING

With access to a boarded loft space.



### FRONT BEDROOM 1

11' 5" x 9' 7" (3.48m x 2.92m). With radiator, open fireplace with a cast iron multi fuel stove, views over the front garden, stripped wooden flooring.



### REAR BEDROOM 2

13' 3" x 11' 2" (4.04m x 3.40m). With radiator, fantastic views over the Teifi Valley, stripped wooden flooring.



### BEDROOM 3

11' 8" x 7' 0" (3.56m x 2.13m). With radiator, stripped wooden flooring.





## BATHROOM

Having a pleasant 3 piece suite being part tiled and offering corner bath with shower over, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail, extractor fan, tiled flooring.



## Externally

### GARDEN

The property enjoys an extensive plot with a pleasant front and rear garden. The garden itself has been laid mostly to lawn, being well established and well stocked with a range of flower and shrubbery and ornamental bushes.

To the rear lies the true beauty with its established vegetable garden along with a GREENHOUSE, GARDN SHED, POTTING SHED, POLY TUNNEL and its very own orchard.



## GARDEN (SECOND IMAGE)



## VEGETABLE PLOT



## ORCHARD





## VIEWS

Amazing vista point over the renowned and beautiful Teifi Valley.



## PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with ample parking area.

## FRONT OF PROPERTY



## AGENT'S COMMENTS

A fantastic Family home in a pleasant and popular location.

## 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 property - 'C'.

## Directions

From Aberaeron the property is best approached by taking the A487 South towards Cardigan to Synod Inn. Turn 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 Ysgol Bro Teifi School, and then take the first right hand turning towards the Town Centre. Continue past the Doctors Surgery on your left hand side and continue past the former Primary and Secondary Schooling. On the 'T' junction take the left turning and the property will be located thereafter 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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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