

An exceptional 4-5 bed detached residence. Desirable edge of town location. Llandysul - West Wales.



Golygfa Dyffryn, Heol Y Dderwen, Llandysul, Ceredigion. SA44 4RP.

£445,000

Ref R/4457/ID

****Exceptional 4-5 bed detached residence**Popular edge of Town location**Good quality fixtures and fittings throughout**Sited on a generous plot perfect for families**Ample private parking**Integral Garage**Low running costs with air source heating system**Sought after location**Lovely views over countryside****

The property comprises of entrance hall, cloak room, office/downstairs bedroom, kitchen/dining room, lounge, utility, integral garage. First Floor - 4 double bedrooms (1 en suite).

The property is located on the edge of the popular town of Llandysul within a close walking distance to a good range of local amenities including traditional high street offerings such as public houses, restaurants, chemist, doctors surgery etc. Llandysul also offers a leisure centre and swimming pool. Also provides a 'super school' for both primary and secondary schooling. The property is within an easy travelling distance to the Ceredigion Heritage coastline to the West and the County town and employment centre of Carmarthen to the East with national rail and motorway networks.



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GROUND FLOOR

Entrance Hall / Passageway

10' 8" x 14' 5" (3.25m x 4.39m) (max) via composite door with side panel, central heating radiator, staircase to first floor, laminate flooring.



Cloak Room

3' 5" x 6' 2" (1.04m x 1.88m) with dual flush w.c. grey vanity unit with inset wash hand basin, stainless steel heated towel rail, spot lights to ceiling, extractor fan, pvc lined walls, laminate flooring.



Office/Study/Downstairs Bedroom

9' 2" x 6' 3" (2.79m x 1.91m) with double glazed window to front, central heating radiator, laminate flooring.



Kitchen/Dining Room

14' 2" x 19' 3" (4.32m x 5.87m) a large kitchen area offering double glazed window to side, laminate flooring, spot lights to ceiling.





Lounge

16' 3" x 17' 4" (4.95m x 5.28m) with doorway from the kitchen via 9'5" double doors with side panels to rear overlooking the rear garden with woodland beyond, laminate flooring, 2 central heating radiators, TV point. Spot lights to ceiling. Double glazed windows to side.



Please Note -

The developer is willing to discuss kitchen options with proposed purchasers.

Utility Room

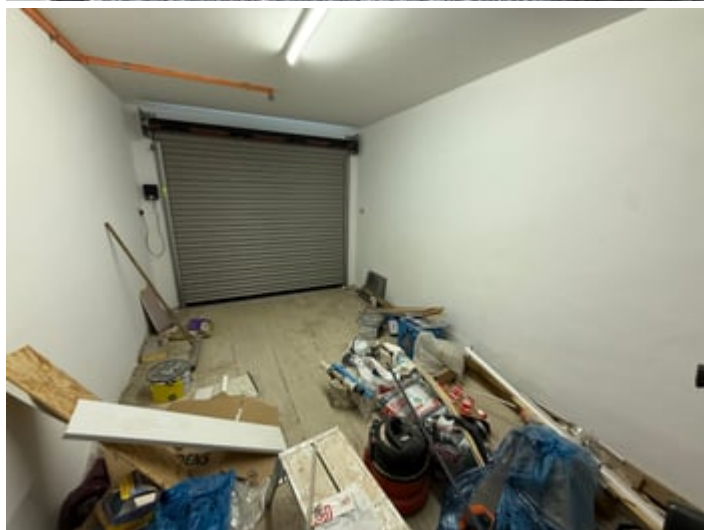
6' 3" x 7' 3" (1.91m x 2.21m) plumbing for automatic washing machine, half glazed external door to side.





Integral Garage

9' 6" x 19' 4" (2.90m x 5.89m) Accessed from the passageway, with electric up and over doors to front and back creating a driveway from front to rear.



FIRST FLOOR

Central Landing



18' 0" x 11' 0" (5.49m x 3.35m) with central heating radiator, double glazed window to rear, laminate flooring and plant room.

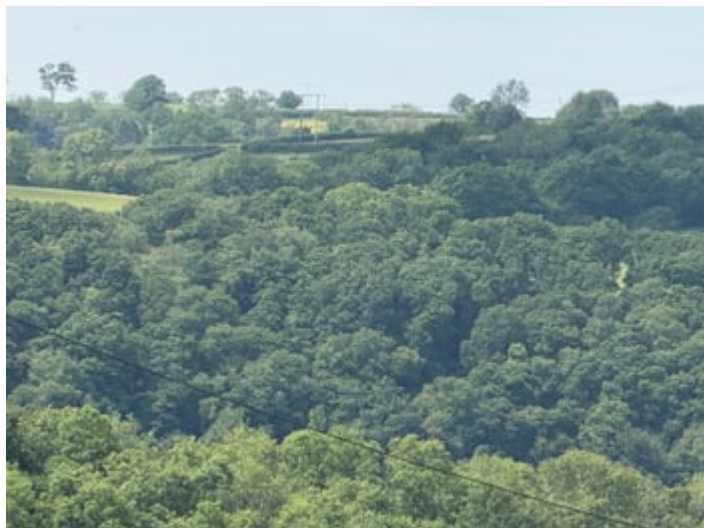
Double Bedroom 1

9' 5" x 19' 4" (2.87m x 5.89m) with double glazed dormer window to rear, central heating radiator, laminate flooring, spot lights to ceiling.



Double Bedroom 2

9' 4" x 14' 5" (2.84m x 4.39m) with 2 dormer windows to front with woodland views, central heating radiator, laminate flooring, spot lights to ceiling.



Front Double Bedroom 3

10' 6" x 11' 3" (3.20m x 3.43m) with dormer window to front with views, central heating radiator, laminate flooring, spot lights.



Main Bathroom

7' 6" x 6' 1" (2.29m x 1.85m) a modern suite comprising of a panelled bath with shower above, grey vanity unit with concealed w.c. and inset wash hand basin, stainless steel towel rail, frosted window to side, spot lights, pvc lined boards.



Rear Principal Bedroom 4

15' 5" x 17' 5" (4.70m x 5.31m) double glazed window to rear with lovely country views, 2 velux windows to side, laminate flooring, central heating radiator, spot lights to ceiling. Door into -





En Suite

3' 4" x 11' 2" (1.02m x 3.40m) having a 3 piece suite comprising of an enclosed shower unit with mains shower above, grey vanity unit with inset wash hand basin, dual flush w.c. stainless steel heated towel rail, spot lights to ceiling.



EXTERNALLY

To the Front

Large front driveway laid to gravell with space for 5-6 cars. Pathway to side leading to -





Rear Garden Area

With spacious garden area mostly laid to lawn being fully enclosed with patio laid to slabs.



MONEY LAUNDERING

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.

TENURE

The property is of Freehold Tenure.

Services

The property benefits from mains water, electricity and drainage. Air source heating system. Fibre optic broadband available.

Council Tax Band -F (Carmarthenshire County Council).





MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

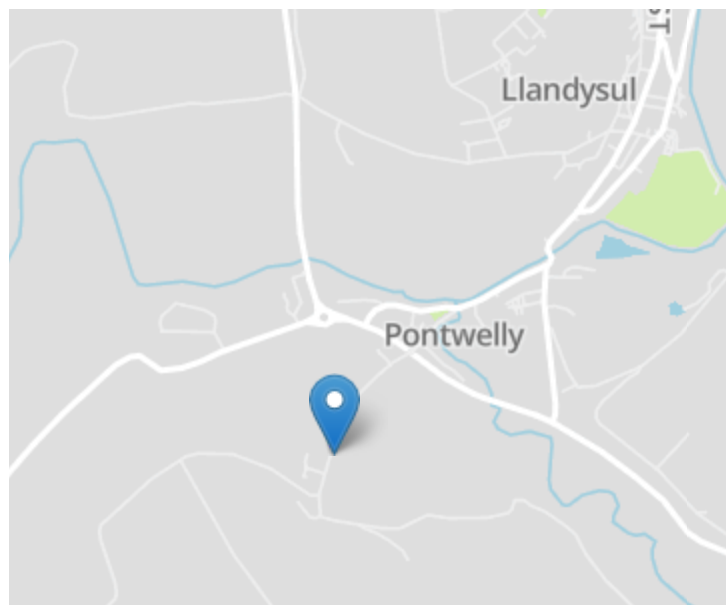
Any risk of coastal erosion? No

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

From Llandysul proceed on the main A486 Pentrecwrt road for approximately half a mile until reaching 'The Half Moon' public house straight in front of you. Bear left at the junction and before the public house and proceed up this road for approximately 1/4 of a mile and the property will be seen as one of the last detached builds on the left hand side.

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

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

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