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RICS



Since 1989

*A well positioned 1 bedroomed mid terraced cottage with courtyard garden. Llandysul, West Wales*



**3 Barley Mow, Llandysul, Ceredigion. SA44 4DE.**

**REF: R/3608/LD**

**£70,000**

\*\*\* Priced to sell - No onward chain \*\*\* Looking to step onto the property ladder \*\*\*  
Attention 1st Time Buyers or Investment Purchasers

\*\*\* Conveniently located Town House \*\*\* 1 bedroomed mid terraced cottage \*\*\* Modern  
kitchen and bathroom \*\*\* Electric heating and UPVC double glazing \*\*\* Low maintenance  
enclosed courtyard garden area

\*\*\* Easy walking distance to a range of amenities in the centre of the popular Teifi Valley Market  
Town of Llandysul \*\*\* Contact us today to view



## LOCATION

Delightfully situated in a tucked away location just off the Town Centre of Llandysul which provides for a good range of local amenities including Shops, Doctors Surgery, Chemist, Public Houses, Eating Houses, in the delightful Teifi Valley, within close proximity to the Towns of Newcastle Emlyn and Lampeter, also to the Ceredigion Heritage Coastline, being within half an hour's drive, and also convenient to the larger Employment and Administrative Centre of Carmarthen giving access to the m4 Motorway.

## GENERAL DESCRIPTION

A well positioned 1 bed roomed mid terraced cottage offering comfortable accommodation along with a modern kitchen and bathroom, with electric heating and UPVC double glazing. The property enjoys a rear courtyard garden, being enclosed, and offering great outdoor space.

PLEASE NOTE: The property had the misfortune of a burst pipe at the beginning of the year and as a result has been re-decorated throughout.

## THE ACCOMMODATION

### RECEPTION HALL

Having access via a UPVC front entrance door, staircase to the first floor accommodation, night storage heater.



### LIVING ROOM

13' 9" x 8' 9" (4.19m x 2.67m). With night storage heater.



### LIVING ROOM (SECOND IMAGE)



### KITCHEN

10' 3" x 7' 0" (3.12m x 2.13m). A modern fitted Kitchen with a range of wall and floor units, stainless steel sink unit, space and plumbing for washing machine, cooker point and space, night storage heater.



### REAR HALLWAY

With rear entrance door.

### FUEL STORE/STORE ROOM

### FIRST FLOOR

### LANDING

With airing cupboard housing the hot water cylinder and immersion.

### BATHROOM

A modern 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail.



### BEDROOM 1

14' 9" x 9' 3" (4.50m x 2.82m). With night storage heater, double aspect windows to the front and rear.



### BEDROOM 1 (SECOND IMAGE)



### EXTERNALLY

### FRONT OF PROPERTY



### GARDEN

An enclosed courtyard garden area laid to gravel.





**GARDEN (SECOND IMAGE)**



### **PARKING**

There is no designated parking for this property.

### **REAR OF PROPERTY**



### **AGENT'S COMMENTS**

A well positioned Town Centre property.

### **PLEASE NOTE**

The property has undergone refurbishment in recent months due to a burst pipe during the cold Winter Season.

### **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 for the property - 'C'.

### **Services**

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

### **Directions**

In Llandysul Town Centre travelling along the 'One Way' system along Wind Street take the turning just after the Bus Stop and Barley Mow will be the first street on your left hand side. Number 3 will be located in the centre, 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

