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**RICS**



Since 1989

*Attention 1st Time Buyers. An improvable 1 bedroomed end of terrace cottage with garden.  
Llandysul, West Wales*



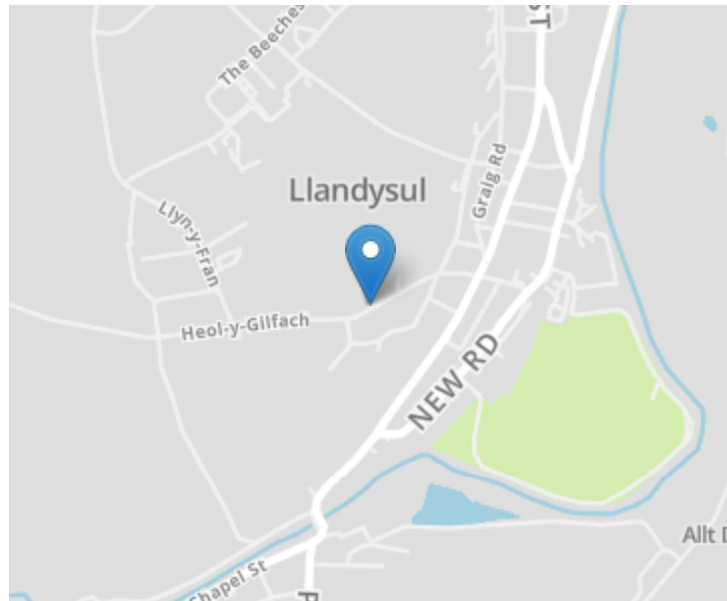
**5 Green Hill, Llandysul, Ceredigion. SA44 4BZ.**

**REF: R/4027/LD**

**£79,950**

\*\*\* Priced to sell - No onward chain \*\*\* Looking to step on the property ladder? \*\*\* A well positioned and convenient Town Centre cottage \*\*\* End of terrace 1 bedroomed property \*\*\* In need of general modernisation and updating \*\*\* Benefitting from oil fired central heating and double glazing \*\*\* Adjoining garden - In need of some attention \*\*\* No allocated parking or garage

\*\*\* Easy walking distance to a range of amenities in the centre of the popular Teifi Valley Market Town of Llandysul \*\*\* Close to a regular Bus Route \*\*\* Perfectly suiting 1st Time Buyers or Investment Purchasers \*\*\* Contact us today to view



## LOCATION

Delightfully situated just off the Town Centre of Llandysul which provides for a good range of local amenities, including Shops, Doctors Surgery, Chemist, Public Houses and Eating Houses, in the delightful Teifi Valley, within close proximity to the Towns of Newcastle Emlyn and Lampeter, and also to the Ceredigion Heritage Coastline, being within half an hour's drive, and also convenient to the larger Employment Administrative Centre of Carmarthen giving access to the M4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

A well positioned 1 bedroomed end of terrace cottage offering comfortable accommodation whilst benefiting from oil fired central heating and double glazing. The property enjoys the benefit of an adjoining garden area. Although in need of attention it does offer great outside space.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a UPVC half glazed front entrance door, staircase to the first floor accommodation.

### LIVING ROOM

12' 1" x 11' 9" (3.68m x 3.58m). With brick fireplace with electric fire, radiator.



### KITCHEN

14' 8" x 7' 10" (4.47m x 2.39m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker space and point, plumbing and space for automatic washing machine, radiator, half glazed rear entrance door.





## KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### LANDING

With radiator.

### BEDROOM 1

15' 6" x 13' 0" (4.72m x 3.96m). With radiator, two windows to the front.



## BATHROOM

10' 0" x 5' 9" (3.05m x 1.75m). Having a 3 piece suite comprising of a panelled bath with Mira shower over, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, airing cupboard housing the hot water cylinder and immersion.



## BOX ROOM/OFFICE

5' 2" x 4' 6" (1.57m x 1.37m).



## EXTERNALLY

### GARDEN

Adjoining the property lies a raised garden area in need of attention and currently overgrown. It offers potential for a great outside space and enjoys views over the Town and the Teifi Valley. Therefore, a property deserving early viewing. It does require work but offers great potential.



### FRONT OF PROPERTY



### AGENT'S COMMENTS

A conveniently positioned property suiting 1st Time Buyers.

### 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 - 'B'.

## 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

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing.

### Directions

In Llandysul Town Centre travelling along the 'One Way' system along Wind Street, take the turning just after the Florist and Pet Centre onto Seion Hill. Continue up the hill and past Clifton Terrace. Green Hill will be located on your right hand side and Number 5 will be the last property, as identified by the Agents 'For Sale' board.

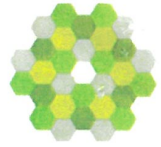
**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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'.

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

HM Land Registry  
Official copy of  
title plan

Title number **CYM808478**  
Ordnance Survey map reference **SN4140NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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