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Fully refurbished 3 bedroom dwelling. Llandysul. West Wales.



2 Lewis Street, Llandysul, Llandysul, Carmarthenshire. SA44 4AL.

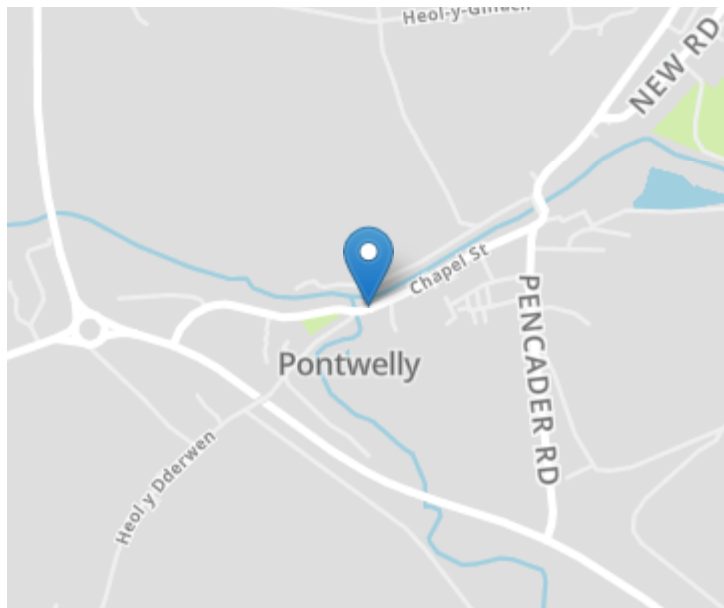
R/3632/RD

£179,000

**** Attention 1st time buyers ** Attention investors ** Fully refurbished and spacious 3 bedroom dwelling ** Rear balcony with views over the River Teifi and adjoining woodland ** New kitchen ** Luxurious bathrooms ** New flooring ** New heating ** Fully redecorated and rewired ** New tanking to basement ****

**** A TRULY GREAT OFFERING IN THE MARKETPLACE WHICH MUST BE VIEWED TO BE APPRECIATED ****

The property is situated within the market town of Llandysul with its new community primary and secondary school, mini supermarket, petrol station, post office, places of worship, local cafes, bars and restaurants. Carmarthen with its M4 and network rail connections is some 30 minutes drive from the property.



General

An exciting opportunity ideal for those looking for their 1st home or an investment to secure a fully refurbished property with no expense spared and being ready to move in tomorrow!

The property has been comprehensively refurbished to include new floorings, new tanking to walls, rewiring, new kitchen and bathrooms and a modern touch added to this character period property.

The feature of the property is the new aluminium balcony to the rear which overlooks the adjoining River Teifi.

Entrance Hallway

5' 8" x 14' 7" (1.73m x 4.45m) accessed via uPVC glass panel door, wood effect flooring, radiator, multiple sockets, stairs to 1st floor and lower ground floor, access to:



Lounge

13' 8" x 19' 5" (4.17m x 5.92m) feature stone fireplace and surround on slate hearth with new Jetul multifuel burner, wood effect flooring, rear window overlooking the river, patio doors to new galvanised aluminium rear balcony providing wonderful seating area to relax and take in the adjoining views, 2 x radiator, spotlights to ceiling, under-stairs cupboard.





Lower Ground Floor

Inner hallway

Into inner hallway with under-stairs cupboard, access to:

Kitchen

14' 9" x 15' 3" (4.50m x 4.65m) brand new navy contemporary kitchen with marble effect worktop, tiled splashback, lamona double oven, grill and microwave, lamona electric hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, fitted dishwasher, space for freestanding fridge/freezer, 2 x radiator, space for dining table, spotlights to ceiling, tiled flooring, multiple sockets, high level window.



Ground Floor Shower Room

7' 3" x 6' 8" (2.21m x 2.03m) with feature 6'5" wide walk-in shower with side glass panel, WC, single wash hand basin, heated towel rail, fully tiled walls and flooring.



First Floor

Landing

With window overlooking rear, under-stairs airing cupboard with heatrae sadia electric boiler.



Rear Bedroom 1

9' 5" x 11' 9" (2.87m x 3.58m) double bedroom (currently with 2 x single beds), multiple sockets, radiator, rear window overlooking river, spotlights to ceiling.



Front Bedroom 2

9' 4" x 10' 8" (2.84m x 3.25m) double bedroom, window to front, multiple sockets, radiator, spotlights to ceiling.



Bathroom

6' 3" x 7' 1" (1.91m x 2.16m) modern white bathroom suite including panelled bath with shower over, WC, single wash hand basin, heated towel rail, fully tiled walls and flooring, window to front, spotlights to ceiling.



Second Floor

Bedroom 3

9' 5" x 19' 1" (2.87m x 5.82m) double bedroom, rear window overlooking adjoining river and woodland, under-eaves storage space, multiple sockets, radiator, Velux rooflight over, spotlights to ceiling.



External

To Front

The property enjoys footpath access onto the adjoining street with on-street parking to the side of the property.




To Rear

Elevated balcony from the ground floor level overlooking the adjoining river.



right hand side opposite the former village shop.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Services

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

Council tax band - B.

Directions

The property is situated within the Pontwelly area of Llandysul so from Bridge Street cross over the bridge onto Station Road and proceed along Station Road for approximately 500 yards and the property is located on the