

Regulated by:



Since 1989

Attention 1st time buyers/investors. 2/3 bed dwelling. Llandysul town centre. West Wales.



3, Clifton Terrace, Llandysul, Ceredigion. SA44 4BY.

R/3962/RD

£165,000

**** Attractive 2/3 bed mid-terraced property ** Recently redecorated ** Cosy family home ** Good standard of living accommodation ** Walking distance to local amenities ** Ideal 1st time buyer or investment opportunity ** Full attic space with views over the town ** On street parking****

The property is situated in the former Teifi Valley market town of Llandysul. In close proximity to local services and amenities including shops, post office, places of worship, public houses, a 5 minute drive to the recently completed new community area school. The Heritage Ceredigion coastline is some 30 minutes drive from the property with the larger conurbation of Carmarthen being some 30 minutes drive to the south.



ACCOMMODATION

GROUND FLOOR

Entrance

via raised step and uPVC door into:

Hallway

with radiator, wood effect flooring, stairs to first floor, access to:



Lounge

13' 0" x 10' 9" (3.96m x 3.28m) a good sized family living room with feature log burner on slate hearth, window to front with views over the town, wood effect flooring, alcove shelving and cupboard, radiator, TV point, multiple sockets.





Kitchen

15' 5" x 10' 0" (4.70m x 3.05m) a modern range of sage coloured kitchen units with wood effect worktop, space for electric oven, washing machine connection point, ceramic sink and drainer with mixer tap, tiled splashback, tile effect vinyl flooring, space for dining table, radiator, access to:



Rear Porch/Utility Area

with part tongue and groove boarding to walls, access to garden.



Separate Boiler Room

with water and meter connection.

Cellar

10' 8" x 16' 1" (3.25m x 4.90m) with 6'3" high ceilings, concrete floor, access to the street above, stone walls, exposed beams to ceiling.



FIRST FLOOR

Landing

With airing cupboard.

Bathroom

7' 5" x 8' 3" (2.26m x 2.51m) with panelled bath with shower over, WC, single wash hand basin, radiator, wood effect flooring, rear window, half tiled walls.



Rear Bedroom 1

106' 8" x 1' 0" (32.51m x 0.30m) double bedroom with wood effect flooring, rear window overlooking garden, radiator.



Front Bedroom 2

8' 1" x 10' 6" (2.46m x 3.20m) double bedroom with wood effect flooring, radiator, window to front overlooking town.



Box Room/Dressing Room

7' 5" x 7' 5" (2.26m x 2.26m) with window to front, radiator, wood effect flooring, recently installed staircase to:



Attic Room

15' 8" x 10' 0" (4.78m x 3.05m) with potential for overflow accommodation (subject to consent), excellent additional roof space with roof lights, Velux window with views over the town, under-eaves storage, currently used as a study/office.



EXTERNAL

To Front



The property faces immediately onto the adjoining terrace with on-road parking.

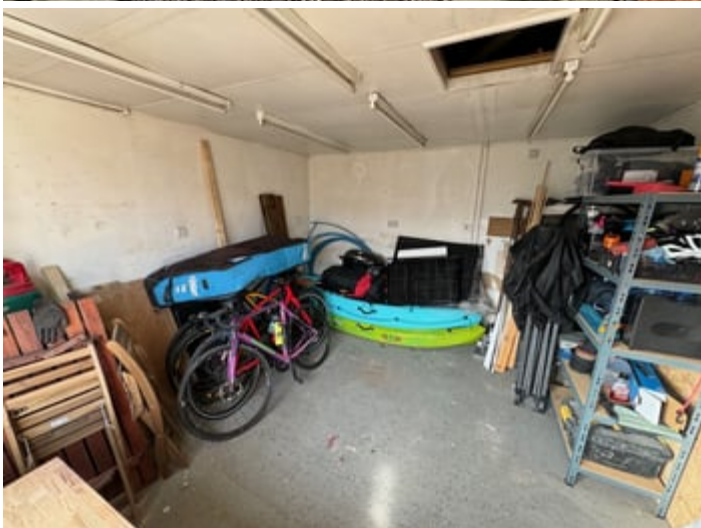
To Rear



To the rear, a raised patio area and low maintenance secure terrace garden with new fencing throughout.

To the upper patio area is:

Storage Shed/Workshop



13' 11" x 12' 2" (4.24m x 3.71m) with concrete flooring, rear window overlooking garden, sink and water connection point, multiple sockets, strip lighting and side access onto rear road.

Please note that there is potential to create additional space



here subject to consent.

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

Tenure - we understand the property to be freehold.

Mains water, electricity and drainage. Oil fired central heating.

Directions

Travelling along Llandysul High Street passing the Spar and flower shop, take the next left hand exit sign posted Swimming Pool. Continue along this road for approximately 200 yards and the entrance to Clifton Terrace is on your left hand side before the Chapel. Proceed along this stretch for 50 yards and the property is located on the right hand side.

