

**\*\* NO ONWARD CHAIN \*\* 3 Bed Detached Dwelling. Centre village location. Henllan. Nr. Newcastle Emlyn/Llandysul. West Wales.**



**Llais Y Coed, Henllan, Llandysul, Ceredigion. SA44 5TN.**

**£279,000**

**R/3607/RD**

**\*\* Well presented and maintained \*\* 3 bedroom detached dwelling \*\* Private off-road parking \*\* Good standard of living accommodation \*\* 3 double bedrooms \*\* Modern bathroom \*\* Ideal 1st time buyer opportunity \*\* Cosy family home \*\* Private rear garden \*\* Private quiet Teifi Valley village community \*\*On a bus route\*\***

The property is situated within the rural village of Henllan lying in the lower reaches of the Teifi Valley having a good bus route and also within 10 minutes equi-distant drive to the market towns of Llandysul and Newcastle Emlyn with their range of schooling and shopping facilities, traditional high street offerings, doctors surgery, chemists, supermarkets and petrol filling stations. The Cardigan Bay coastline is within 30 minutes drive of the property as is Carmarthen and the connections to the M4 motorway.



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### Entrance Hallway

7' 5" x 11' 3" (2.26m x 3.43m) accessed via covered porchway with hardwood door and side glass panel, laminate flooring, radiator, electric sockets, BT point, under-stairs cupboard.



### Lounge

11' 6" x 12' 3" (3.51m x 3.73m) with feature electric fire with timber mantle and tile surround on hearth, window to front, radiator, multiple sockets, TV point, double glass doors into:

### WC

5' 6" x 3' 8" (1.68m x 1.12m) WC, single wash hand basin, side window, radiator, vinyl flooring.



### Study/Playroom/Potential Bedroom

7' 8" x 9' 0" (2.34m x 2.74m) side window, radiator, electric socket.





### Kitchen/Dining Room

23' 3" x 9' 5" (7.09m x 2.87m) being open plan with oak effect base and wall units and breakfast bar, corner electric oven and grill, induction hobs with extractor over, Formica worktop, 1½ sink and drainer with mixer tap, window to garden, fitted fridge, tiled splashback.

Dining area with space for 6+ persons dining table, laminate flooring, patio doors to garden.





### Utility Room

5' 9" x 7' 5" (1.75m x 2.26m) plumbing for washing machine, Grant oil boiler, entrance door to garden, side window, multiple sockets.



### First Floor

#### Landing

with window to half landing and Velux rooflight over, access to loft, good size airing cupboard and storage space with radiator.



### Front Bedroom 1

11' 7" x 9' 7" (3.53m x 2.92m) (max) double bedroom, window to front, 2 x fitted cupboards, radiator, 2 x under-eaves cupboards, multiple sockets.



### Rear Bedroom 2

11' 7" x 6' 3" (3.53m x 1.91m) double bedroom, Velux rooflight, radiator, under-eaves storage, multiple sockets.



### Bathroom

7' 1" x 8' 9" (2.16m x 2.67m) Modern white bathroom suite including panel bath with shower over, single wash hand basin, WC, radiator, under-eave cupboard, side access to airing cupboard, Velux rooflight over, tiled flooring, electric shaver point.



### Front Bedroom 3

10' 9" x 11' 2" (3.28m x 3.40m) double bedroom, Velux rooflight over, radiator, laminate flooring, multiple sockets, open plan into:



### Walk-In Dressing Room

with a range of fitted cupboards, Velux rooflight, laminate flooring.



### External

#### To front

The property is approached from the adjoining county road into a tarmacadam forecourt with space for 2+ vehicles to park and front lawned area, concrete path leading to:



**Rear Garden**

Being enclosed by 6' panel fence and predominantly laid to lawn with 3m x 3m patio.



## Garden Shed

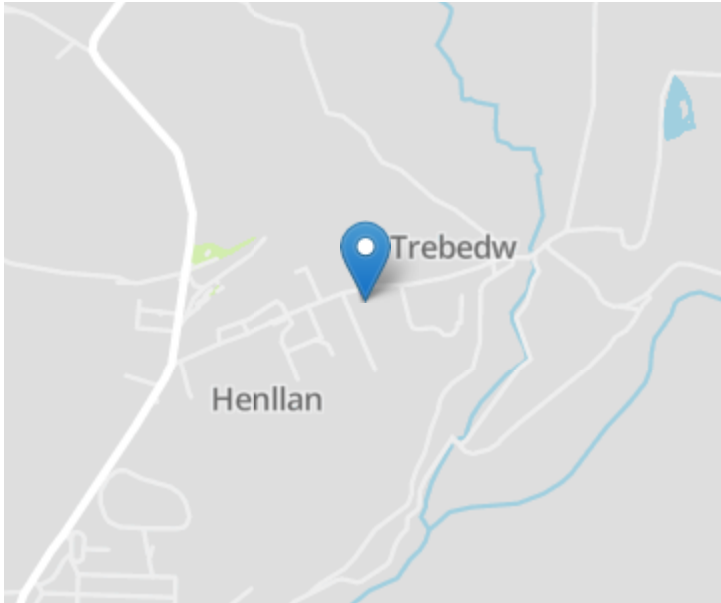


12' 0" x 7' 2" (3.66m x 2.18m) timber frame construction and timber clad with double glass doors to front.

## Services

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


Council Tax Band E.



### Directions

From Newcastle Emlyn proceed east on the A484 Carmarthen road. Follow the course of the road to the village of Pentrecagal having past the petrol station on your left and bear left keeping on the A484 Carmarthen road. 2 miles further on and you will see a left hand turning over a bridge towards Henllan. Cross the river bridge and drive into the village of Henllan after some 1/2 mile. At the village take the 1st right hand turning and proceed up this road passing a terrace of houses on the left and the property is located on the right hand side as identified by the agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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