

*Attention 1st time buyers. Attention investors. 3 bed semi-detached home set within large plot.  
Drefach Velindre. Near Llandysul. West Wales.*



**3 Oaklands Drefach Velindre, Llandysul, Carmarthenshire. SA44 5UR.**

**£178,000**

**R/4982/RD**

**\*\* Attention 1st time buyers \*\* Attention investors \*\* 3 bed semi-detached home \*\* Ideal opportunity to get on the housing ladder \*\* Set within a commodious plot \*\* Large private rear garden with feature seating and patio area \*\* Modern kitchen and bathroom \*\* Off-road parking \*\* Level walking distance to village amenities \*\* Countryside outlook \*\* AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the rural village of Drefach Velindre on the banks of the River Teifi. The village offers a good level of local amenities and services including primary school, village shop and post office, fish and chip shop, hairdressers, active community hall and enjoys good public transport connectivity to the larger market town of Newcastle Emlyn and Llandysul with their comprehensive schools, leisure centres, traditional high street offerings, doctors surgery etc. The Cardigan Bay coastline at Cardigan is some 30 minutes drive from the property and Carmarthen and the M4 is also 30 minutes drive away.



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### Entrance Hallway

11' 7" x 5' 9" (3.53m x 1.75m) accessed via uPVC glass panel door, oak flooring, radiator.



### Lounge

14' 3" x 10' 9" (4.34m x 3.28m) covered brick fireplace and surround, window to front, radiator, oak effect flooring, multiple sockets, TV point.



### Kitchen

11' 1" x 13' 5" (3.38m x 4.09m) with a range of high quality base and wall units, part oak worktop, Belfast sink and drainer with mixer tap, slate effect flooring, space for Belling electric cooking range, rear window, space for dining table, housing Worcester oil boiler, space for freestanding fridge/freezer.





### Utility Room

6' 4" x 6' 7" (1.93m x 2.01m) with a range of base units, stainless steel sink and drainer with mixer tap, washing machine connection, rear window and glass door to garden.



## FIRST FLOOR

### Landing

With window to half landing, airing cupboard, access to loft.

### Bathroom

6' 2" x 8' 6" (1.88m x 2.59m) panelled bath with shower over, single wash hand basin, WC, corner enclosed shower, tiled flooring, heated towel rail, rear window.



### Rear Bedroom 1

11' 11" x 10' 9" (3.63m x 3.28m) double bedroom, window to rear garden, multiple sockets, radiator, wood effect flooring.





### Front Bedroom 2

11' 1" x 9' 9" (3.38m x 2.97m) double bedroom, window to front, oak effect flooring, multiple sockets, radiator, fitted wardrobes.



### Front Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m) single bedroom, window to front, multiple sockets, radiator.



## EXTERNAL

### To Front

The property enjoys an area where residents have off-road parking facilities with footpath leading to the front garden area set within a walled forecourt predominately laid to lawn with footpaths leading to the front of the house and side

footpaths leading through to:



### Rear Garden

With rendered outhouse currently used as an extended dog kennels. Main garden area laid to lawn with extended footpath leading down to lower patio/garden area with fitted seating area with rear stream boundary providing a wonderful setting.



## **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.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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

## **Services**

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

Tenure - Freehold.

Council Tax Band C.

## MATERIAL INFORMATION

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**Council Tax:** Band C

**Council Tax:** Rate 1238

**Parking Types:** Off Street. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (37)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

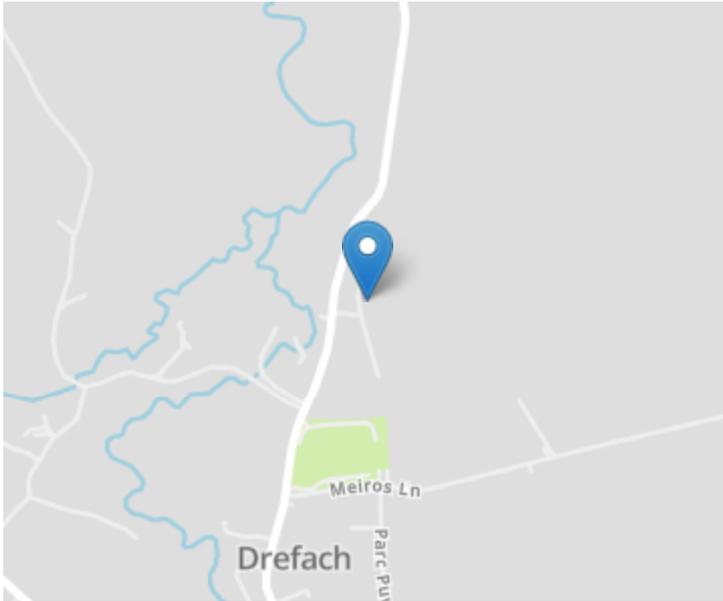
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

From Drefach village centre head north passing Morrisons shop on your left hand side. Proceed for a further ½ mile passing through the village and passing the Red Lion pub on your right hand side, proceed past the village football pitch on your right and National Wool Museum on your left and continue until you reach Maes y Dderwen/Oaklands. Do not turn into the estate, carry on along the county road and number 3 is located on your 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+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</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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