

*A 2 bedroomed refurbished and modern semi detached house with a low maintenance rear garden and fine views over the Teifi Valley. Popular residential development, Llandysul, West Wales*



**39 The Beeches, Llandysul, Ceredigion. SA44 4HS.**

**£165,000**

**REF: R/5182/LD**

\*\*\* A 2 bedroomed refurbished and modern semi detached house \*\*\* Stylish accommodation with a modern kitchen and bathroom \*\*\* Oil fired central heating, double glazing, external wall insulation and good Broadband connectivity  
\*\*\* Providing the perfect first home or for investment Purchasers \*\*\* Ready to move into - A stylish and nicely presented home

\*\*\* On street parking only \*\*\* Low maintenance lawned rear garden area with a useful garden shed

\*\*\* Nicely positioned on the outskirts of the Estate \*\*\* Enjoying fine views to the side overlooking the Teifi Valley \*\*\* Conveniently located being close to all Town amenities and Ysgol Bro Teifi \*\*\* Close to the Cardigan Bay Coast and the County Town of Carmarthen \*\*\* Viewings highly recommended - You will not be disappointed



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## LOCATION

The property is conveniently situated within the Housing Development of The Beeches lying within the popular West Wales Teifi Valley Market Town of Llandysul, being a 20 minute drive from the Cardigan Bay Coast with its several sandy beaches, within easy travelling distance to the Marketing and Administrative Centres of Lampeter, Newcastle Emlyn and Cardigan and only half an hour's drive to the County Town and Administrative Centre of Carmarthen with the link road to the M4 Motorway. Llandysul itself provides a well regarded Primary and Secondary School and a good range of leisure and shopping facilities. The Town is renowned for its Canoe Centre.

## GENERAL DESCRIPTION

A newly refurbished and modern semi detached house offering comfortable 2 double bedroomed accommodation. It enjoys a modern kitchen and bathroom, double glazing, oil fired central heating and external wall insulation.

To the rear lies a lawned rear garden offering ample space for a Family and a useful garden shed. The property enjoys an edge of development location with on street parking.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a composite front entrance door, staircase to the first floor accommodation, understairs storage cupboard, laminate flooring.

## LIVING ROOM

20' 4" x 12' 4" (6.20m x 3.76m). With double aspect windows to the front and rear, two radiators.



### LIVING ROOM (SECOND IMAGE)



## OPEN PLAN KITCHEN/DINER

### DINING AREA

8' 6" x 9' 7" (2.59m x 2.92m). With slate flooring, feature upright radiator.



**DINING AREA (SECOND IMAGE)****KITCHEN**

11' 7" x 8' 9" (3.53m x 2.67m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, integrated electric oven, 4 ring hob with extractor hood over, rear entrance door to the garden, picture window enjoying views over the Teifi Valley, slate flooring.

**KITCHEN (SECOND IMAGE)****UTILITY ROOM**

8' 9" x 7' 2" (2.67m x 2.18m). With slate flooring, Grant oil fired central heating boiler running all domestic systems within the property, plumbing and space for automatic washing machine and tumble dryer.

**FIRST FLOOR****LANDING**

With access to the loft space, large picture window enjoying breath taking views over the Teifi Valley.



## BATHROOM

Being recently refurbished with a panelled bath with double headed shower over, multi drawer vanity unit with wash hand basin, aqua boarded walls, heated towel rail.



## SEPARATE W.C.

With low level flush w.c. and panelled walls.



## BEDROOM 2

11' 3" x 9' 9" (3.43m x 2.97m). With radiator, built-in wardrobe.



## BEDROOM 1

13' 2" x 10' 2" (4.01m x 3.10m). With radiator, built-in wardrobe.



## EXTERNALLY

### GARDEN

The property enjoys a low maintenance lawned garden area offering ample space for Families, entertaining and dining.



GARDEN (SECOND IMAGE)



GARDEN SHED



### FRONT GARDEN

Slate gravelled areas with low walls.

### PARKING

On street parking only.

### FRONT OF PROPERTY



SIDE ELEVATION



REAR OF PROPERTY



## VIEW FROM PROPERTY



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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, external wall insulation, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

# H.M. LAND REGISTRY

TITLE NUMBER

# WA 214142

ORDNANCE SURVEY  
PLAN REFERENCE

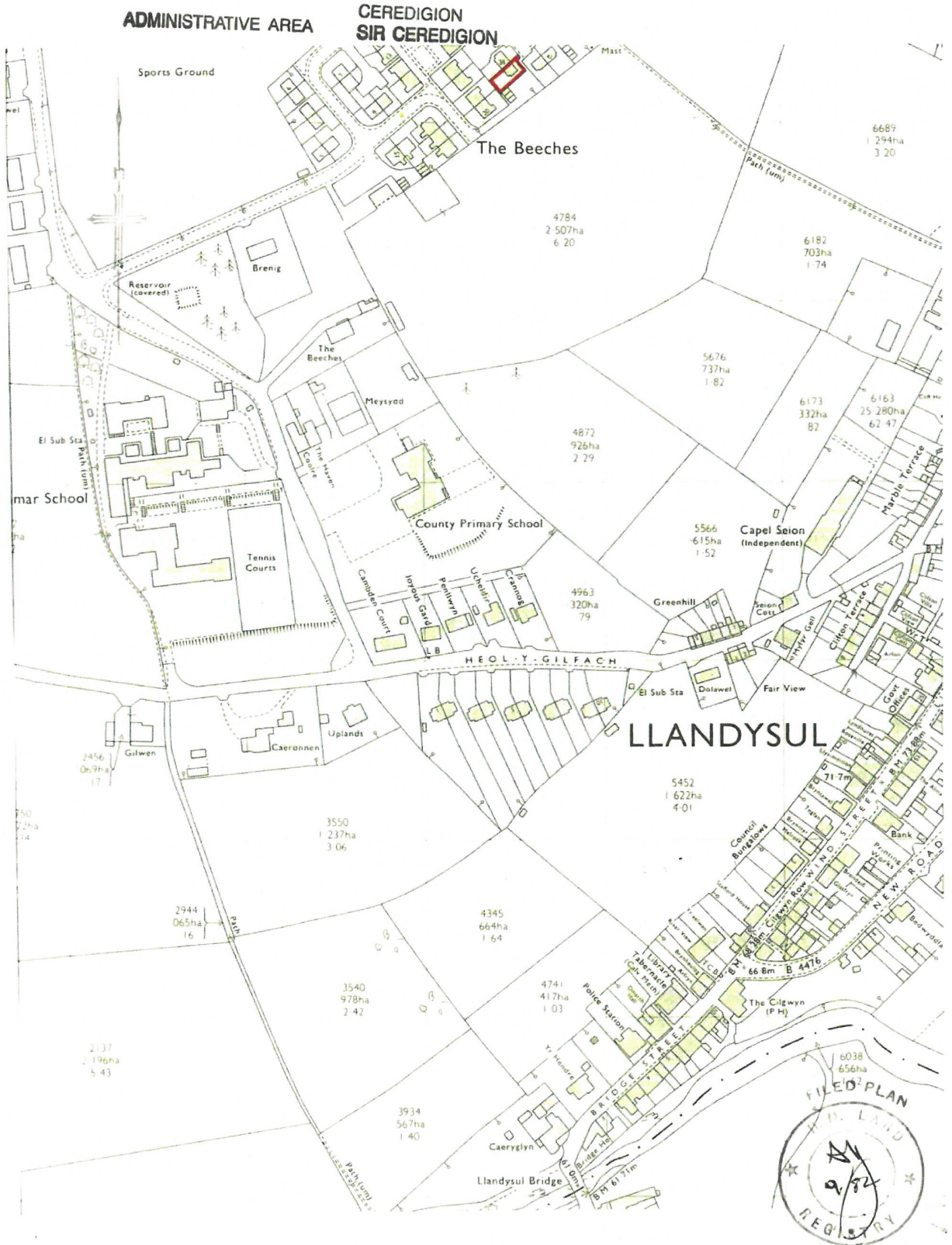
SN 4140

Scale  
1/2500

COUNTY ~~BYFED~~

DISTRICT ~~CEREDIGION~~

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**Council Tax:** Band B

N/A

**Parking Types:** On Street.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**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

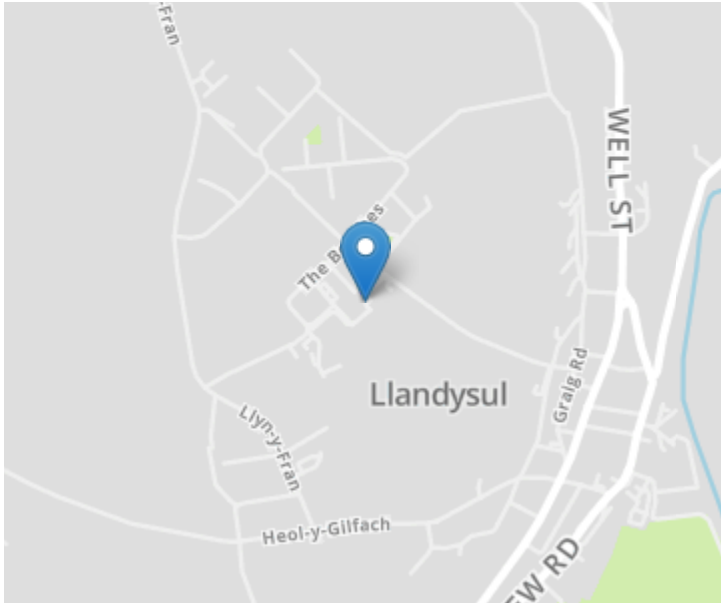
**Is the property listed?** No

**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


Travelling up through the centre of the Town of Llandysul after passing Spar Shop continue for a further 100 yards and turn left up the hill for a quarter of a mile. Turn right past the former Secondary School. The next right hand turning will take you into The Beeches Estate. As you enter the Estate continue straight on and follow the road to your right and then to the left. The property will be located thereafter on your left hand side, 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](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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(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 :

**Lampeter Office**  
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