

*A substantial and extended 6 bedroomed semi detached house with garden, parking and car port.  
Popular residential development. Llandysul, West Wales*



94 The Beeches, Llandysul, Ceredigion. SA44 4JQ.

£229,950

REF: R/5002/LD

\*\*\* No onward chain \*\*\* A spacious 6 bedroomed semi detached house \*\*\* In need of general modernisation and updating \*\*\* Positioned on a popular residential development within the the Town of Llandysul \*\*\* 3kW Solar Panels

\*\*\* An extensive corner plot with front, side and rear gardens \*\*\* Ample parking with a dual driveway, car port and EV Charger \*\*\* Adjoining garage and hydrotherapy pool \*\*\* Providing the most perfect Family home - Space in abundance

\*\*\* Conveniently located - Close to 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 \*\*\* A large Family home at an affordable price



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Carmarthenshire, SA31 3AD  
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carmarthen@morgananddavies.co.uk

## LOCATION

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 Amenity Centre of Lampeter, Newcastle Emlyn and Cardigan, and only half an hour's drive from the County Town and Administrative Centre of Carmarthen with the link road to the M4 Motorway. Llandysul itself provides well regarded Primary and Secondary Schools, a good range of leisure and shopping facilities. The Town is renowned for its Canoe Centre.

## GENERAL DESCRIPTION

The perfect Family home. The property provides a spacious 6 bedroomed, 2 bathroomed semi detached house with ample ground floor living accommodation with a living room and a conservatory along with an integral garage and a hydrotherapy pool room.

The property perfectly suits a Family with good outside space with ample parking and being in a convenient location within the development.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### FRONT PORCH

With sliding entrance door.

## RECEPTION HALL

With UPVC entrance door, staircase to the first floor accommodation with understairs storage cupboard, radiator.



### W.C.

With low level flush w.c. and wash hand basin.

## LIVING ROOM

21' 8" x 11' 5" (6.60m x 3.48m). With alcove shelving, open fireplace, radiator, door through to the Conservatory.



## LIVING ROOM (SECOND IMAGE)



## CONSERVATORY

20' 0" x 10' 2" (6.10m x 3.10m). Of UPVC construction under a poly carbonate roof, radiator, sliding doors to the garden area.



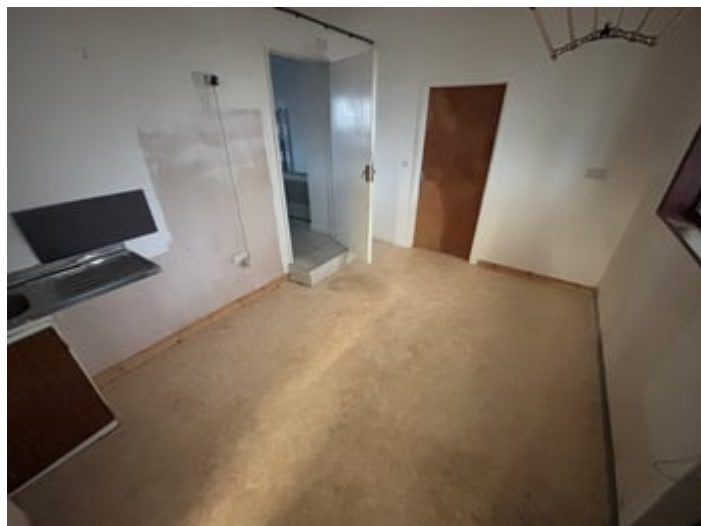
## KITCHEN

13' 7" x 7' 0" (4.14m x 2.13m). A fitted kitchen with a range of wall and floor units with work surfaces over and breakfast bar, stainless steel sink and drainer unit with mixer tap, space for electric/gas cooker, space for dishwasher and under counter fridge.



## UTILITY ROOM

With a stainless steel sink unit, plumbing and space for automatic washing machine, radiator.





## HYDROTHERAPY POOL ROOM

13' 1" x 11' 3" (3.99m x 3.43m). With a hydrotherapy pool, measuring 7ft x 7ft, and being 1.5 metres deep. This is annually serviced and in full working order. The room also benefits from a corner shower cubicle and heated towel rail.



## HYDROTHERAPY POOL ROOM (SECOND IMAGE)



## INTEGRAL GARAGE

21' 5" x 9' 3" (6.53m x 2.82m). With an up and over door and inspection pit, radiator.



## CAR PORT

24' 5" x 13' 5" (7.44m x 4.09m). Of UPVC construction under a poly carbonate roof with direct access from the estate road, outside tap.



## FIRST FLOOR

### LANDING

With access to the loft space, linen cupboard.

### BATHROOM

9' 9" x 4' 8" (2.97m x 1.42m). A fully tiled 3 piece suite comprising of a panelled bath with shower over, double door vanity unit with wash hand basin and enclosed w.c., heated towel rail, radiator, boiler cupboard housing the Vaillant LPG boiler.



## REAR BEDROOM 4

10' 8" x 11' 3" (3.25m x 3.43m). With radiator, enjoying views over the rear garden and the Teifi Valley.



## FRONT BEDROOM 5

10' 6" x 11' 5" (3.20m x 3.48m). With radiator.



## FRONT BEDROOM 6

10' 4" x 6' 6" (3.15m x 1.98m). With radiator, fitted shelving.



## SECOND LANDING

With access to the loft space, radiator, linen cupboard.

## SHOWER ROOM

9' 3" x 6' 8" (2.82m x 2.03m). With corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator.



## REAR BEDROOM 3

11' 5" x 7' 4" (3.48m x 2.24m). With radiator, built-in cupboard.





## FRONT BEDROOM 1

11' 5" x 13' 5" (3.48m x 4.09m). With radiator, tongue and groove feature wall.



## FRONT BEDROOM 2

14' 3" x 10' 10" (4.34m x 3.30m). With radiator.



## EXTERNALLY

### GARDEN

The property enjoys a lawned garden to the front, side and to the rear of the property. The rear garden is enclosed and is perfect for Families.

## REAR GARDEN



## SIDE GARDEN



## TWO GREENHOUSES

Measuring 12' x 10' and 8' x 6'.



## PARKING AND DRIVEWAY

The property enjoys a gravelled parking area to the front of the property. To the side lies a driveway leading to the car port, EV charger accessed from the gravelled driveway at the front of the property.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

An improvable Family home offering great space and in a great location.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'C'.

## 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, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, 3kW Solar Panels that comes with £2-3k FIT payment per year that would transfer with the property, EV charger accessed from the gravelled driveway at the front of the property.



MB 25		TITLE NUMBER	
H.M. LAND REGISTRY		WA 251173	
ORDNANCE SURVEY PLAN REFERENCE	SN 4141	Scale 1/2500	
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WA 251173

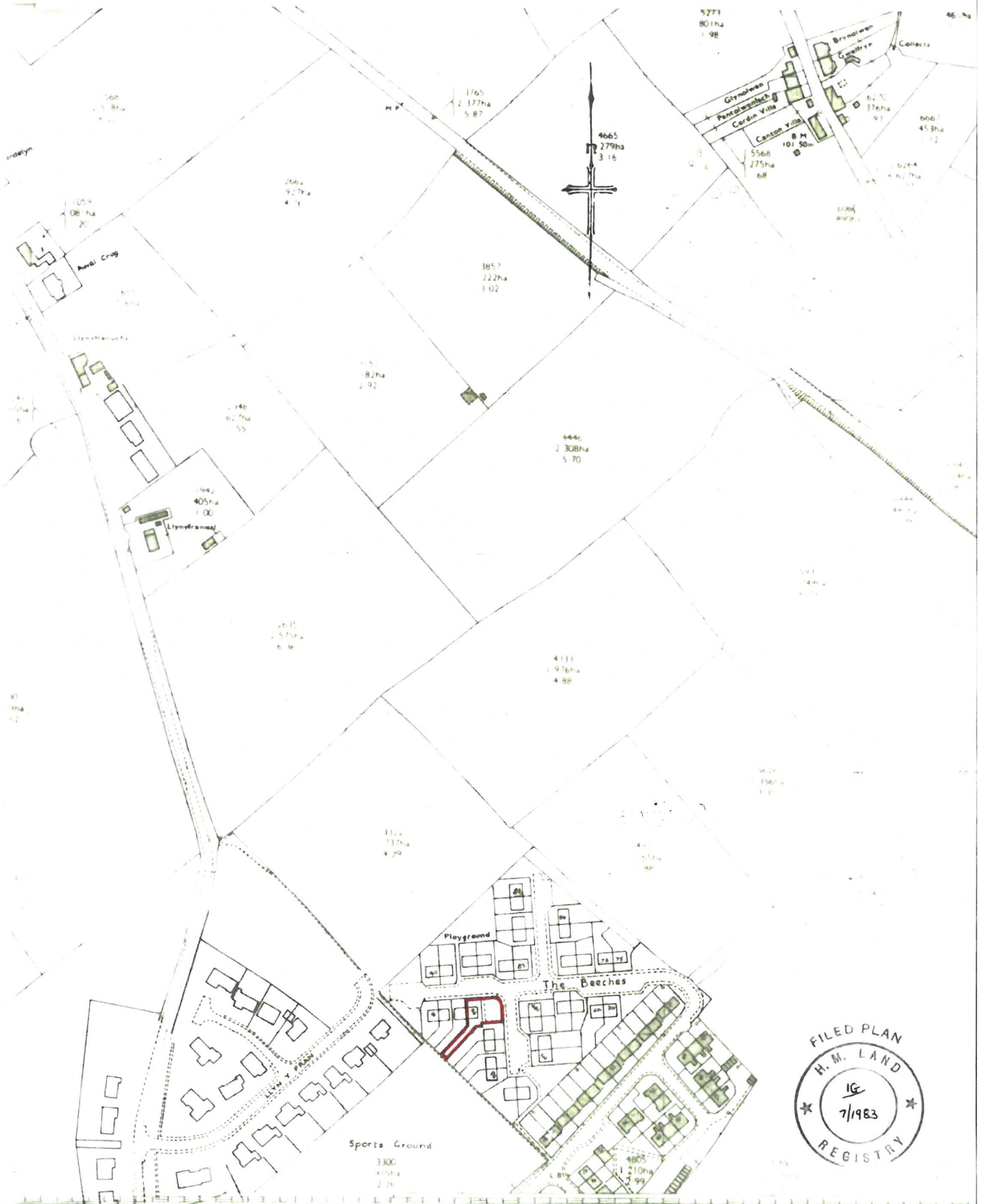
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~~COUNTY DYFED~~ ADMINISTRATIVE AREA ~~DISTRICT CEREDIGION~~

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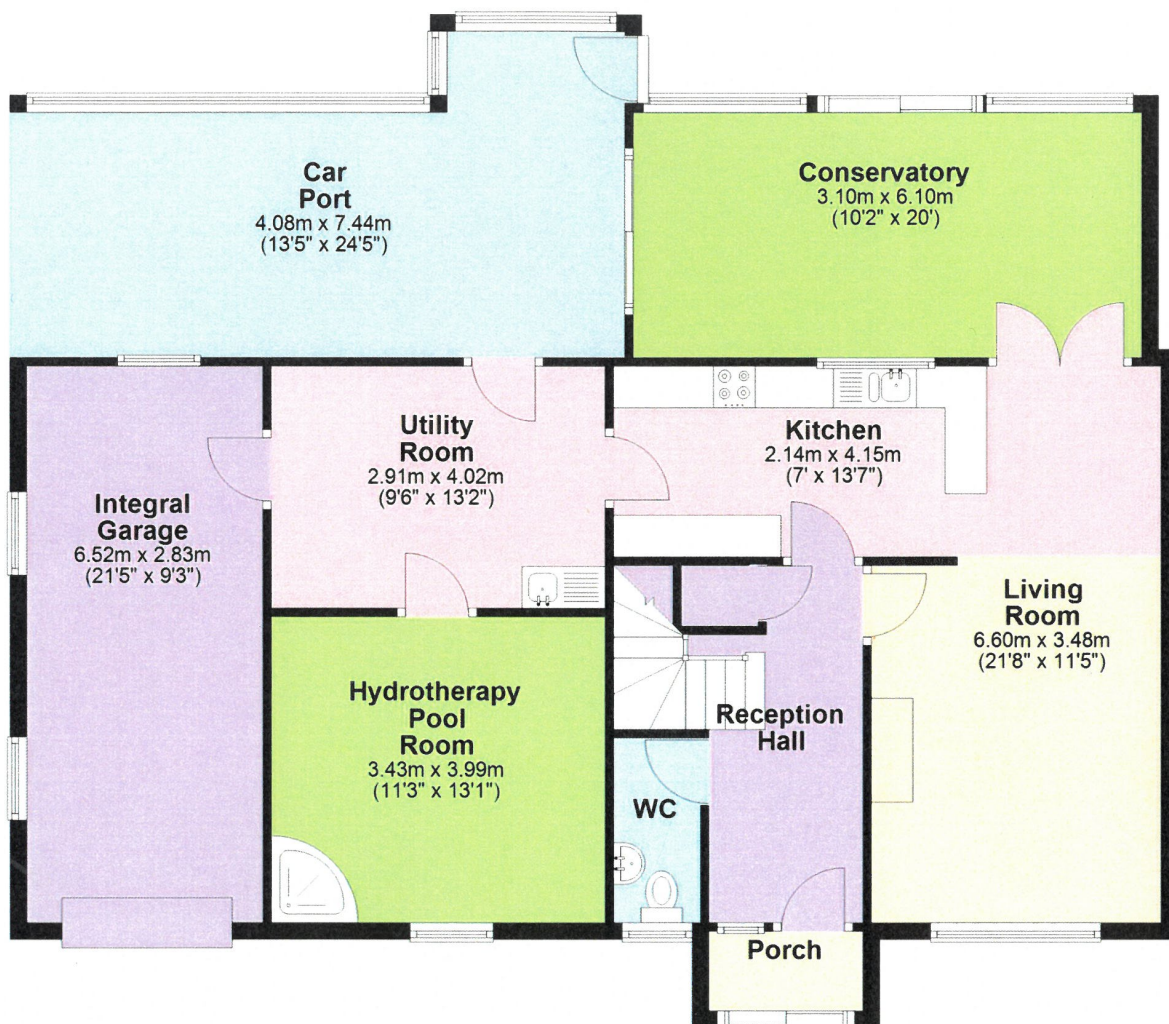


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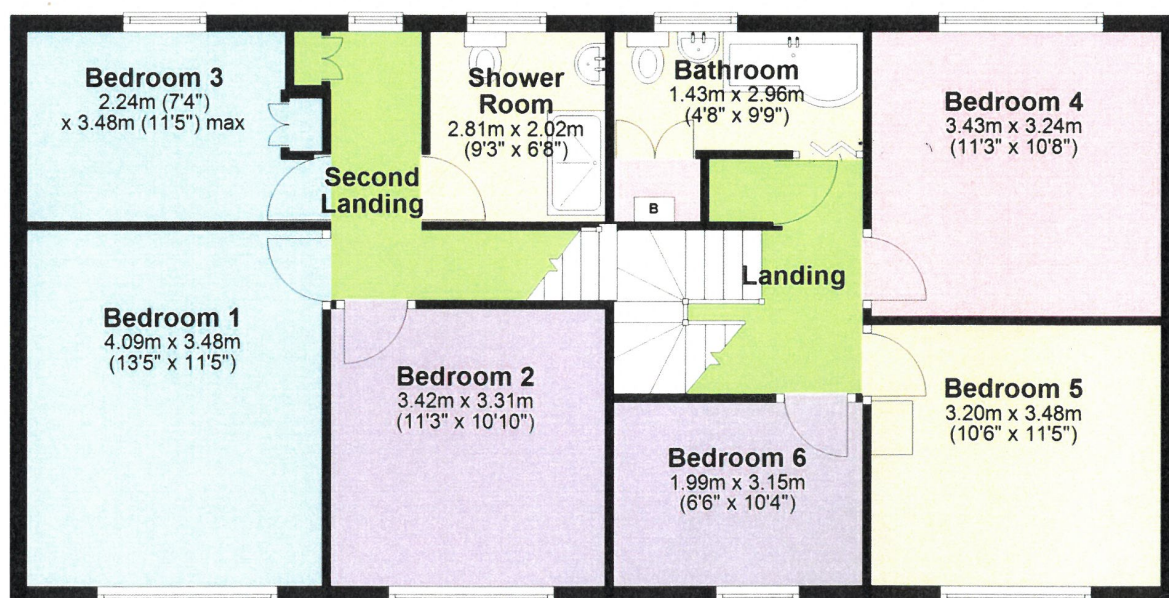
## Ground Floor

Approx. 135.8 sq. metres (1462.0 sq. feet)



## First Floor

Approx. 91.1 sq. metres (980.3 sq. feet)



Total area: approx. 226.9 sq. metres (2442.2 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**94 The Beeches, LLANDYSUL**

**Council Tax:** Band C

N/A

**Parking Types:** Driveway. EV Charging.  
Garage. Private.

**Heating Sources:** Double Glazing. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (71)

**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

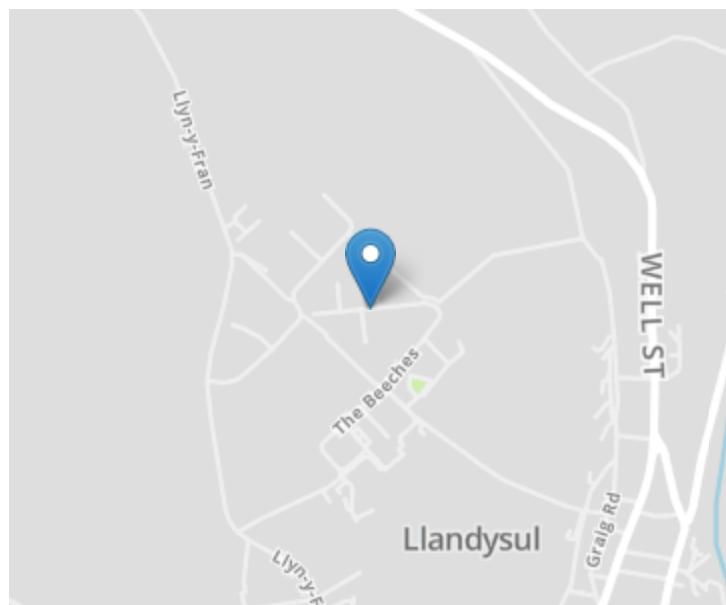
**Is the property listed?** No

**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 turn left and continue on this road into the second part of "The Beeches". 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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**12 Harford Square**  
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<http://www.morgananddavies.co.uk>



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