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RICS



Since 1989

A most pleasant 3 bedroom (en-suite) terraced property. Located in the popular semi-rural village of Penrhiwllan, Llandysul.



2 Orllwyn Terrace, Penrhiwllan, Llandysul, Ceredigion. SA44 5NG.

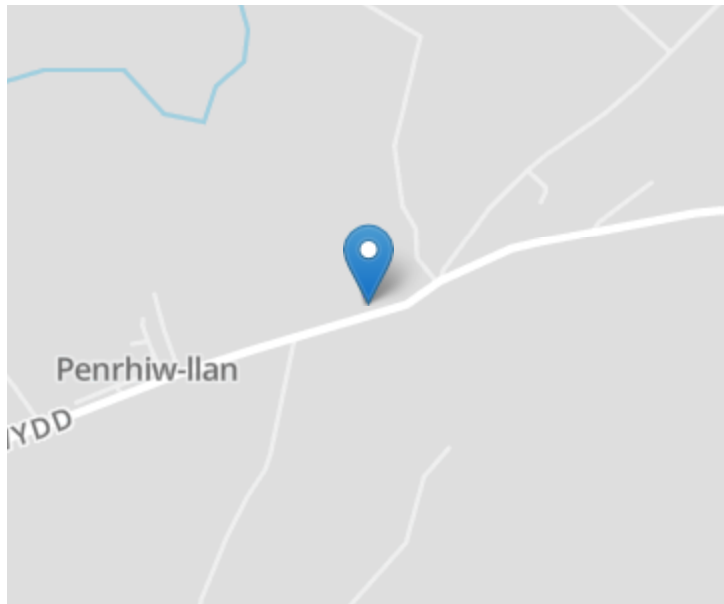
R/3899/ID

£220,000

**** A most pleasant 3 bedroom property ** Popular semi-rural village location ** Perfect family home/first property ** Large rear garden with a useful outbuilding ** Private parking for 2 vehicles ** Lovely country aspect to front and rear ** Double glazing throughout, oil fired central heating ** Recently installed kitchen ****

The property comprises of : entrance hall, open plan sitting/dining room, modern kitchen, utility. First floor - 3 double bedrooms (1 en-suite) and bathroom.

Located within the pleasant village community of Penrhiwllan in the Teifi Valley, which offers a good range of local amenities. It lies adjacent to the A475 road, some 4 miles east of the market town of Newcastle Emlyn and an equidistance to the town Llandysul with its comprehensive range of shopping and schooling facilities. The Cardigan Bay coast with several popular sandy beaches lies within 15 minute drive and 30 minutes to the town of Carmarthen and the link road to the M4 motorway.



GROUND FLOOR

Entrance Hall

11' 4" x 4' 8" (3.45m x 1.42m) with half glazed composite door, central heating radiator and stairs to first floor.

Open Plan Lounge/Dining Room

25' 3" x 13' 6" (7.70m x 4.11m) into bay window. A spacious room with 2 central heating radiators, TV point, space for 6 seated dining table, alcove cupboard and door into under-stair cupboard.





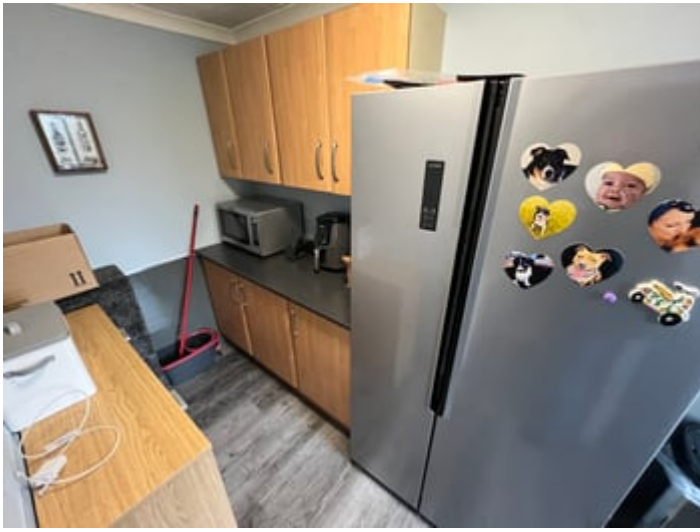
Modern Kitchen

11' 3" x 11' 2" (3.43m x 3.40m) with a range of modern, gray handle less base and wall cupboard units, Formica work surfaces above, 1 1/2 drainer sink with mixer tap, Beko electric oven with grill, integrated Beko microwave, oil fired Rayburn which runs the central heating and hot water. Plumbing for automatic washing machine, 4 ring electric hob with extractor hood.



Utility Room

5' 2" x 11' 2" (1.57m x 3.40m) with a range of base and wall cupboard units, space for American fridge/freezer, half glazed door to rear.



FIRST FLOOR

Landing

With access hatch to loft.

Principal Bedroom 1

11' 1" x 14' 8" (3.38m x 4.47m) with double glazed window to rear, central heating radiator, lovely views over the open countryside, large walk-in wardrobe measuring 4.5' x 12.6' and airing cupboard unit housing a hot water cylinder. Door into -



En-suite

7' 3" x 5' 6" (2.21m x 1.68m) with a white suite comprising of a corner shower unit with Mira electric shower above, pedestal wash-hand basin, dual flush WC, half tiled walls, frosted window to rear, stainless steel towel rail and extractor fan.



Main Bathroom

7' 5" x 5' 5" (2.26m x 1.65m) with tiled walls, white suite comprising of a panelled bath, pedestal wash-hand basin, dual flush WC, stainless steel heated towel rail and extractor

fan.



Front Bedroom 2

12' 5" x 11' 8" (3.78m x 3.56m) with double glazed window to front, central heating radiator and built-in cupboard.



Front Bedroom 3

8' 8" x 8' 7" (2.64m x 2.62m) currently used as an office.

Double glazed window to front and central heating radiator.



EXTERNALLY

To the rear

Is a lovely enclosed garden with patio area laid to slabs, further on is a good sized lawn area with raised borders to boundary which include many mature shrubs, flowers and fruit bushes. Beyond this is a timber decking area with lovely views over open fields and woodlands. Greenhouse. Cedarwood Garden Shed.



WORKSHOP

22' 2" x 10' 9" (6.76m x 3.28m) insulated timber shed which is currently used as a workshop with double glazed windows to front to both sides and half glazed double doors to front, workbenches and electricity connected.





PLEASE NOTE -

There is a right of way to access the garden of No. 2 via No.1 Orllwyn Terrace.

To the front -

Private parking for 2 cars on a gravelled forecourt.



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.

TENURE

The property is of Freehold Tenure.

Services


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

Council Tax Band : C (Ceredigion County Council)

Directions

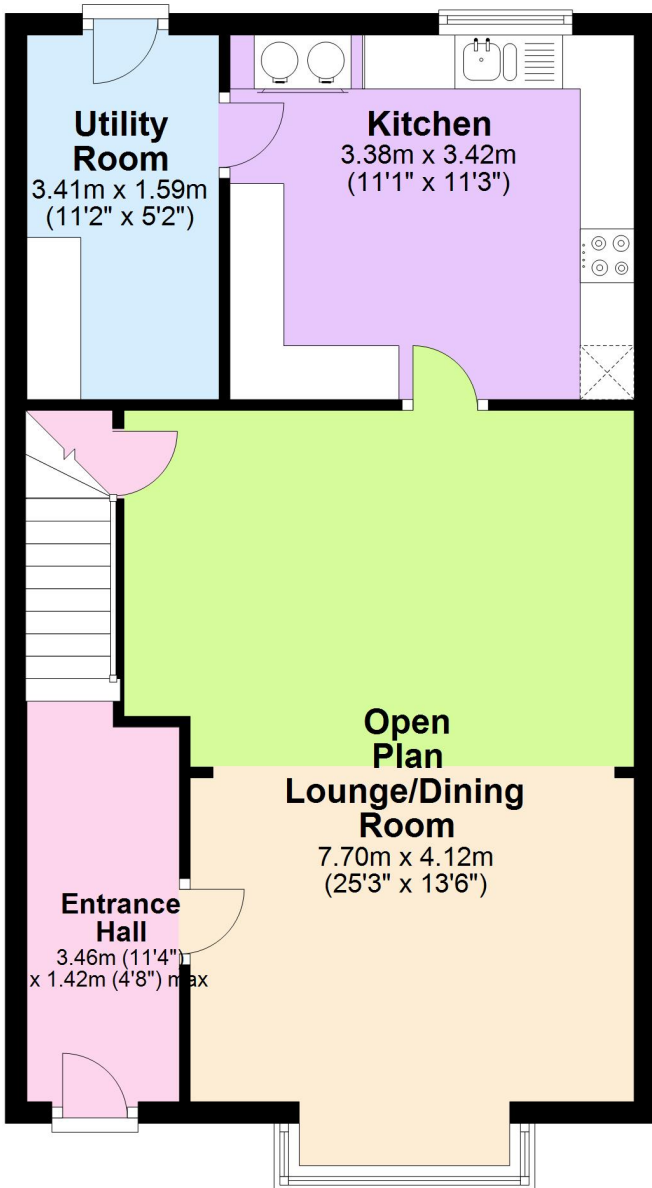
From Aberaeron, travelling south west on the A487, continue for approximately 9 miles to the village of Synod Inn, turn left onto the A486 signposted Llandysul. Continue on this road passing through the villages of Ffostrasol and Croeslan until you reach the village of Horeb. Turn right on the A475,

signposted Newcastle Emlyn. Proceed through the village of Horeb and into Penrhiwllan passing The Daffodil restaurant on the left hand side and the village shop on the right. After approximately 100 yards you will see the property on the right hand side (the middle property of the terrace).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

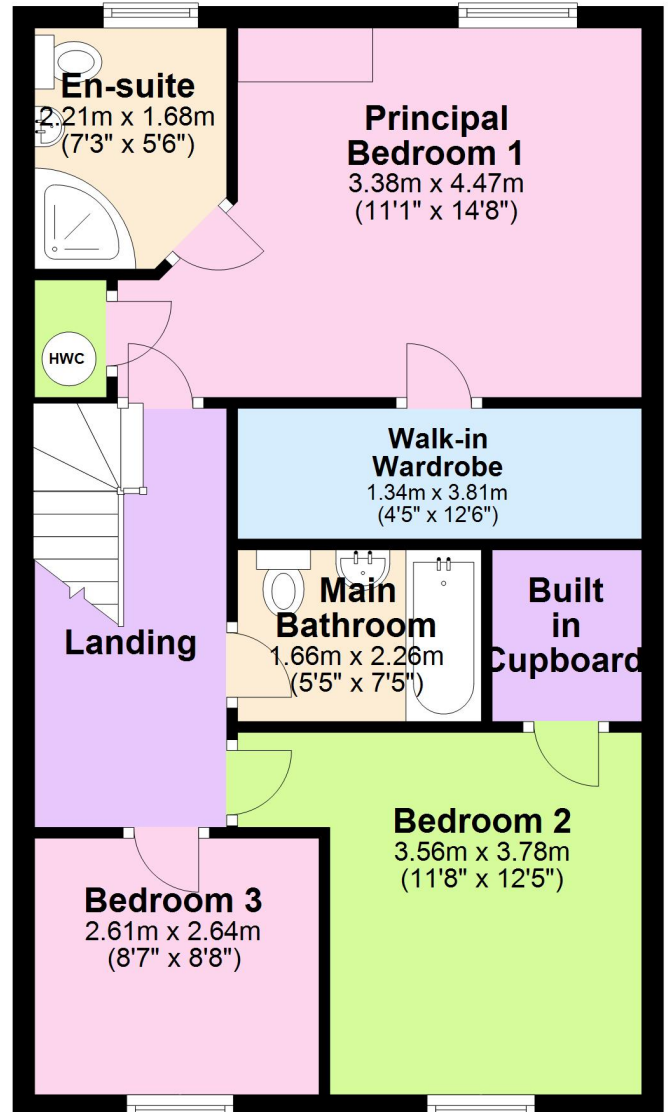
Ground Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 111.0 sq. metres (1194.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

2 Orllwyn Terrace , Penrhiwllan, Llandysul