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RICS



Since 1989

A traditional and cosy terraced house within the popular Market Town of Llandysul, West Wales



2 Clifton Terrace, Llandysul, Ceredigion. SA44 4BY.

R/3203/AL

£119,950

*** Attention First Time Buyers *** 2 bedroomed Accommodation *** Terraced House
*** Family Home *** Modern Bathroom *** Oil Fired Central Heating *** UPVC Double
Glazing ***

*** Low Maintenance Garden to rear *** Enclosed Rear Courtyard *** Well positioned
and convenient Town Centre Location *** Walking distance to a range of Town amenities

*** 16 miles to popular town of Carmarthen with connections to M4 Motorway and
National Rail Networks ***

LOCATION

The property is located in the Town Centre of Llandysul, within close walking distance to a good range of local amenities including Shops, Banks, Offices, Doctors Surgery and Chemists. Llandysul also offers a Leisure Centre and both Primary and Secondary Schools, being within easy distance of the Ceredigion Coastline and the County Town of Carmarthen.

GENERAL DESCRIPTION

Here lies a quaint and cosy cottage offering 2 bedroomed accommodation. The property enjoys a centre of Town location with fantastic views to the fore. Viewing is highly recommended.

HALLWAY

19' 0" x 4' 0" (5.79m x 1.22m). UPVC double glazed entrance door. Tiled floor with radiator. Staircase leading to First Floor Accommodation.



LOUNGE

14' 5" x 16' 3" (4.39m x 4.95m). With wood effect flooring, window to front with radiator.



KITCHEN

22' 0" x 7' 0" (6.71m x 2.13m). A galley kitchen with a range of fitted base and eye level cupboards with work space over, stainless steel 1 1/2 mixer sink, range master 5 ring gas burner (LPG), plumbing in place for washing machine. Oil Fired Boiler, Window to rear and a UPVC door leading out to the garden.



STAIRCASE LEADING TO FIRST FLOOR





FIRST FLOOR

PRINCIPAL BEDROOM

16' 4" x 10' 6" (4.98m x 3.20m). With radiator and dual aspect windows with views to fore.



BEDROOM 2

7' 7" x 6' 7" (2.31m x 2.01m). With radiator and a window to fore.



BATHROOM

6' 0" x 5' 4" (1.83m x 1.63m). Modern 3 piece suite. Pedestal wash hand basin, low level W.C, wooden panelled bath with shower over with radiator. Window to rear.



EXTERNALLY

EXTERNAL AREA

Small concrete area storing LPG gas bottles and Oil Tank. Outside WC and rear access to the property.

GARDEN

Steps leading to a low maintenance garden to the rear of the property.



FRONT OF PROPERTY



REAR OF PROPERTY



TENURE AND POSSESSION

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

COUNCIL TAX

The Property is listed under the Local Authority of Ceredigion County Council and has the following charges.
Council Tax Band: 'C'

Directions

From the centre of Llandysul heading towards Horeb take the left hand turning just after the Spar Convenience Store. Proceed up the hill around 50 yards and and take the left turn on to Clifton Terrace where the property is located on the right hand side denoted by the agents For Sale board

Services

Mains Electricity, Mains water, Mains Drainage. Oil Fired Central Heating. UPVC Double Glazing. Telephone subject to BT Telecom with Broadband available.

Directions

VIEWINGS: Strictly by prior appointment only. Please contact our Lampeter Office on 01570423623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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