

Regulated by:



RICS



Since 1989

A superior and most imposing 5 Bed (3 Bath) Residence. Outstanding Views over park land, valley and woodland. Extensive Grounds. Parking. Town Location. Very Convenient to amenities.



The Tonn, New Road, Llandysul, Ceredigion. SA44 4QJ.

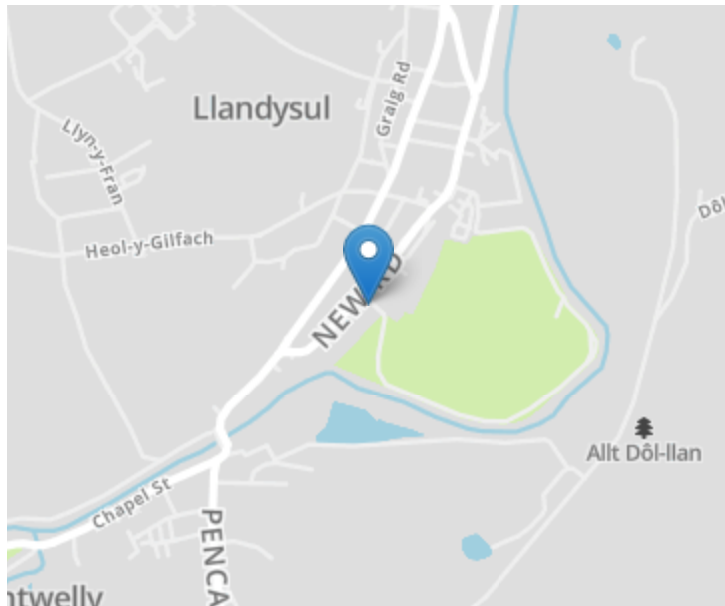
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£549,950

****The Ultimate Town House ! **A stunning Home and location ! **Three Storey 5 Bed (En Suite) Accommodation**Extensive walled gardens**Stunning views over parkland, woodland and the Teifi Valley**Yet an easy walk to a comprehensive range of shopping and schooling facilities** HAS TO BE VIEWED****

The accommodation benefits from full central heating and double glazing. Provides viz : Ent Vestibule, Rec Hall, Front Sitting Room, Large Modern Open Plan Kitchen/Living/Dining Room, Patio doors to outside balcony. First Floor provides - 4 Bedrooms (1 En Suite), Family Bathroom. Lower Ground Floor - ideal as a self contained accommodation currently provides 5th Bedroom with En Suite, Sep w.c. Gym with double doors to outside decking. Store Room. An ideal property for a large family, multi generational living and/or Home Office.

The town of Llandysul lies in the heart of the picturesque Teifi Valley and offers a good range of shops, is on a bus route close to new area primary school with excellent connectivity to other major Marketing and Amenity Centres of the area. Only half an hours drive from Carmarthen and the link road to the M4 motorway and equi distant to the Cardigan Bay coast with its several popular sandy beaches. .



Front Sitting Room

15' 8" x 12' 0" (4.78m x 3.66m) into bay window with french door to forecourt, central heating radiator.

GROUND FLOOR

Side Entrance

With new composite entrance door leads to -

Vestibule

With built in cloak cupboard. Half glazed original inner door leads to -

Reception Hall

15' 8" x 7' 0" (4.78m x 2.13m) (max) with LVF Flooring, central heating radiator, original ceiling covings.



Impressive L Shaped Kitchen/Living/Dining Room

28' 8" x 14' 7" (8.74m x 4.45m) plus 17'2" x 12'4" with LVF Flooring, the Living Area has a fireplace housing a wood burning stove on a slate hearth, rear aspect window.

The Kitchen/Dining Area is fitted with a luxury range of kitchen units comprising of base cupboards with Quartz

working surfaces, matching fitted wall cupboards, central Island unit, again with Quartz working surfaces incorporating a breakfast bar with integrated dishwasher and a 1½ bowl single drainer sink unit. The base cupboards have an integrated Neff ceramic hob unit with Neff cooker hood, eye level double oven, fridge and 2 under counter freezers, wine cooler. Larder cupboards, Front aspect window, Double panel radiator and vertical radiator. Patio doors to -





Outside Balcony

FIRST FLOOR

Galleried Landing

19' 7" x 10' 7" (5.97m x 3.23m) (max) - Approached via an impressive pitch pine dog leg staircase with side aspect window at half landing level.



Rear Principal Bedroom 1

12' 9" x 12' 2" (3.89m x 3.71m) with central heating radiator,

two walls having fully fitted range of wardrobes and cupboards, rear aspect window with delightful views, central heating radiator.



En Suite Shower Room

With fully tiled walls and tiled floor. A White suite provides a low level flush toilet, pedestal wash hand basin with mirror, shaver light and point over, tiled shower cubicle.



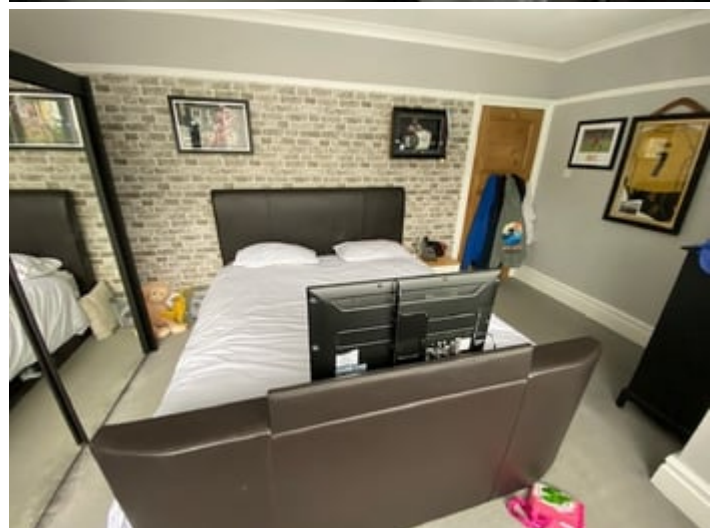
Rear Double Bedroom 2

13' 9" x 12' 6" (4.19m x 3.81m) with side and rear aspect windows, central heating radiator, original picture rail.



Front Double Bedroom 3

16' 2" x 12' 6" (4.93m x 3.81m) into bay window, central heating radiator, picture rail.



Family Bathroom

8' 7" x 7' 5" (2.62m x 2.26m) with a White suite providing a panelled bath with dual head shower over and shower screen, pedestal wash hand basin with mirror cabinet over, low level flush toilet with mirror over, side opaque window, built in cupboard.



Front Bedroom 4

12' 5" x 9' 4" (3.78m x 2.84m) with front aspect window and central heating radiator.



LOWER GROUND FLOOR (Ground floor at rear)

Approached via staircase from the Reception Hall or can be totally independent with separate outside access. This area provides an ideal space for self contained accommodation/home office or just additional family space viz -

Inner Hallway

With built in cupboard.



Living Room (Currently a Gym)

12' 9" x 12' 7" (3.89m x 3.84m) with laminate flooring, also laminate panelled walls, built in cupboards, french doors to rear outside decking area. Central heating radiator.



Double Bedroom 5

12' 6" x 10' 4" (3.81m x 3.15m) with side aspect window, central heating radiator.





En Suite Shower Room

With tiled floor and pvc lined walls provides a vanity unit with inset wash hand basin and an illuminated mirror over, large shower cubicle with sliding shower door and dual head shower unit, heated towel rail, glazed rear door.



Separate W.C.

12' 0" x 7' 2" (3.66m x 2.18m) with part tiled walls, part tiled floor, low level flush toilet, wash hand basin with mirror over, extractor fan, central heating radiator, built in cupboard.



Utility Room

Which has plumbing for an automatic washing machine and houses the Worcester oil fired central heating combi boiler.

Front Store Room / Office

14' 4" x 10' 3" (4.37m x 3.12m) with LVF flooring and central heating radiator.



EXTERNALLY

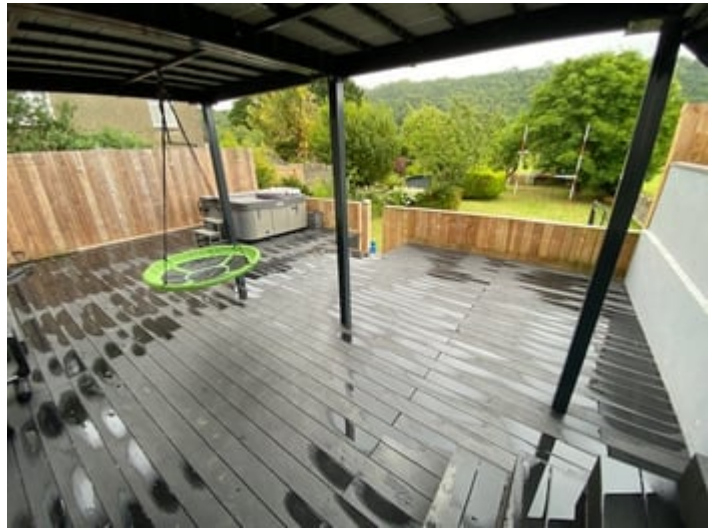
To the Front

Walled railed forecourt with lawned area with mature shrubs and bushes, gated pedestrian access to one side and vehicular access to the other side with parking for 2-3 vehicles.



To the Rear

Immediately to the rear of the house is a raised balcony (off the kitchen) with glazed panels allowing full visibility of the outstanding views. Steps down to a mezzanine level barbecue area. Steps down to -





Lower decking area

31' 0" x 22' 0" (9.45m x 6.71m)

The Grounds

The grounds are a particular feature of the property being very extensive all level, laid down to grassed areas and contained within mature high stone walled boundaries having shrubs and flower borders, fruit trees etc.

Aluminium Greenhouse. Cedarwood Summer House and a Stone Built Garden Shed.

Gateway to side lane and also gateway at the bottom boundary leading out to the town's parkland.





The Porth Hotel on the left hand side then the town car park. Further on you will see the village hall then this property will be seen 100 yards or so further on the left hand side

(Views)



Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Council Tax band F.

Directions

As you enter the town of Llandysul from the North side on the A486 road you will follow the one way system passing