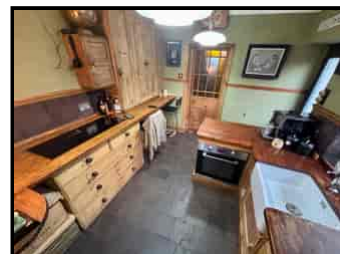


A charming and characterful 3/4 bedroomed mid terraced house with a country garden, garage and parking. Pontwelly, Llandysul, West Wales



Taliesin, Chapel Street, Pontwelly, Llandysul, Carmarthenshire. SA44 4AH.

£240,000

REF: R/5057/LD

- *** A charming and character mid terraced three storied house *** Deceptively spacious 3/4 bedroomed accommodation
- *** A fantastic blend of character and modern living *** Set in a desirable residential location within Pontwelly *** Solid fuel central heating
- *** Valuable off street parking for two vehicles *** Detached garage *** Well stocked bodacious garden full of colour and wildlife *** Two ornamental Fish ponds *** Courtyard garden area
- *** Perfect Family home - Convenient to both Coast and Town *** Popular edge of Town location - Within level walking distance to a range of local amenities within the Town of Llandysul *** Convenient living at its best *** Viewings highly recommended - Contact us today



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CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

On the edge of the charming Teifi Valley Town of Llandysul, being 16 miles North from the County Town and Administrative Centre of Carmarthen and in the heart of the unspoilt Teifi Valley, 10 miles inland from the Cardigan and New Quay, within easy reach of Aberaeron, Lampeter and Newcastle Emlyn, being the amenity Town of the area. Wider facilities lie within close proximity including Convenience Stores, Business, Leisure and both Junior and Senior Schooling at Ysgol Bro Teifi.

GENERAL DESCRIPTION

A charming 3/4 bedroomed mid terraced house split over three floors offering a fantastic blend of character and modern living set in a desirable residential location. This well presented home features spacious and flexible accommodation arranged over three floors.

The property boasts a welcoming entrance leading to generous living areas along with a Bespoke kitchen and utility. To the first floor lies 3 bedrooms and a bathroom and to the second floor a study and a further bedroom.

Externally it enjoys a cottage style garden area with a fantastic range of well stocked raised beds full of herbaceous plants offering Wildlife and colour all year round. To the rear lies a detached garage and off street parking for two vehicles, very valuable for Town living.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With a solid front entrance door with named fan light over, Red and Black quarry tiled floor.



RECEPTION HALL

With original entrance door with side glazed panels and fan light over, Red and Black quarry tiled flooring, original staircase to the first floor accommodation with understairs storage cupboard, column radiator, decorative coving.



LIVING ROOM

13' 6" x 11' 4" (4.11m x 3.45m). With original wooden flooring, decorative slate fireplace with cast iron inset with a slate hearth, picture rail.



LIVING ROOM (SECOND IMAGE)



DINING ROOM/SITTING ROOM

11' 9" x 10' 9" (3.58m x 3.28m). With decorative slate fireplace with cast iron inset with a slate hearth, rear window overlooking the courtyard, original wooden flooring, picture rail.



KITCHEN

10' 0" x 9' 0" (3.05m x 2.74m). A Bespoke Pine Kitchen with a range of dresser style units with hardwood work surfaces over, Belfast sink with mixer tap, 4 ring ceramic hob, electric oven, quarry tiled flooring, rear entrance door.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



UTILITY ROOM

7' 8" x 6' 0" (2.34m x 1.83m). With a solid fuel Rayburn Range running the hot water and heating systems throughout the property, plumbing and space for automatic washing machine, two roof windows.



FIRST FLOOR

REAR LANDING

Leading to



BATHROOM

A contemporary styled 4 piece suite comprising of a free standing roll top bath with pillared shower attachment and mixer tap, enclosed shower cubicle, high level flush w.c., ceramic sink on a chrome stand, airing cupboard housing the hot water cylinder and immersion, original wooden flooring.



BATHROOM (SECOND IMAGE)**BEDROOM 3**

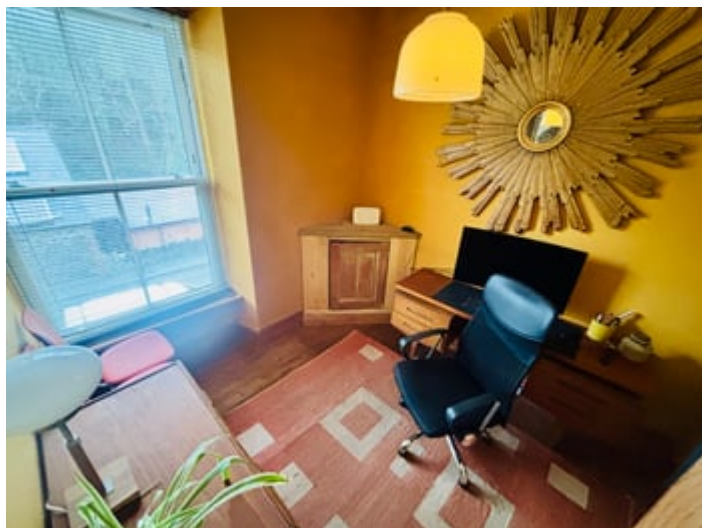
11' 6" x 10' 3" (3.51m x 3.12m). With original wooden flooring, slate open fireplace, column radiator, delightful views over the rear garden.

**BEDROOM 2**

12' 4" x 11' 9" (3.76m x 3.58m). With original wooden flooring, slate open fireplace with hearth, column radiator.

**BEDROOM 4**

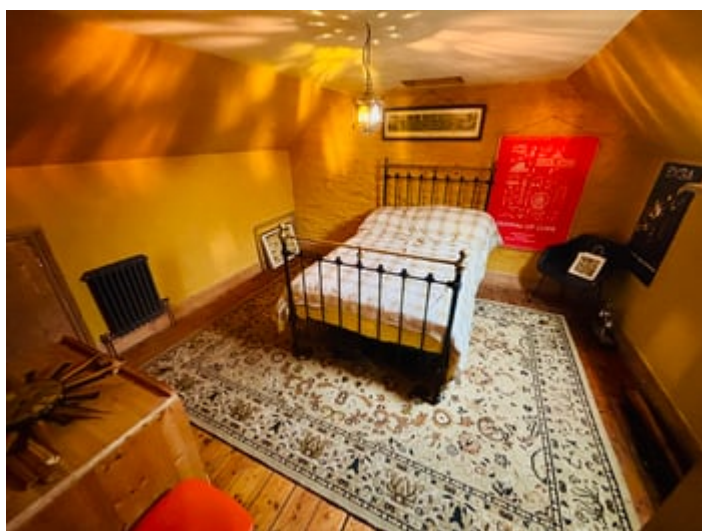
8' 8" x 8' 7" (2.64m x 2.62m). With original wooden flooring, column radiator, traditional corner cupboard/tech cupboard.

**SECOND FLOOR****SECOND FLOOR LANDING**

Leading to

BEDROOM 1 (PRINCIPLE)

12' 7" x 12' 7" (3.84m x 3.84m). With Velux roof window, undereaves storage area with lighting, exposed stone walls, column radiator.

**STUDY/POTENTIAL EN-SUITE**

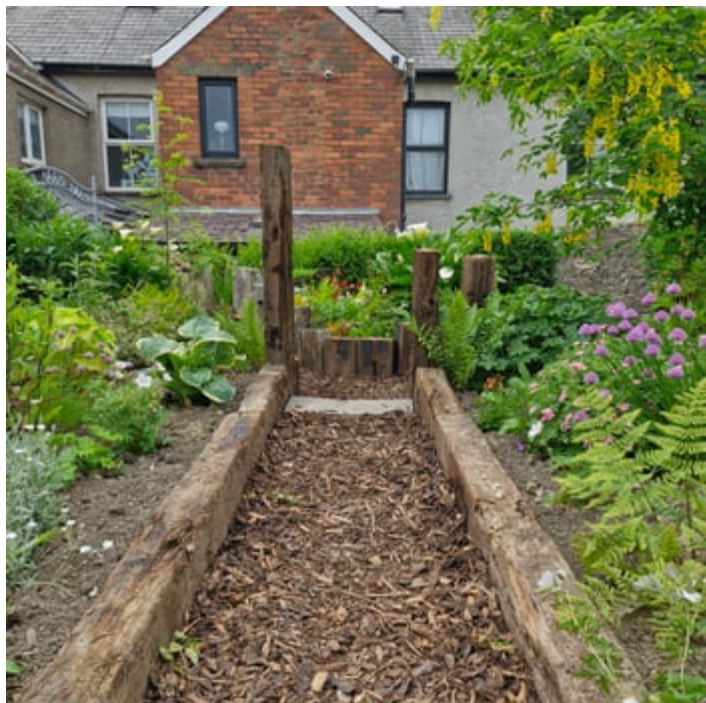
6' 9" x 5' 8" (2.06m x 1.73m).

EXTERNALLY**GARAGE**

With an up and over door and rear service door, electricity connected.

COUNTRY COTTAGE GARDEN

An architectural garden area with raised beds housing a variety of Herbaceous plants offering colour and Wildlife. The garden is enhanced by a delightful pathway that leads from the rear courtyard/patio onto the garage and parking area. The garden also enjoys two well stocked ornamental Fish ponds with water falls. A truly idyllic and private setting in a Town environment.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



PARKING AND DRIVEWAY

Parking for two vehicles to the rear of the property accessed via a rear service lane.

FRONT OF PROPERTY



REAR OF 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 Carmarthenshire County Council. Council Tax Band for the property - D

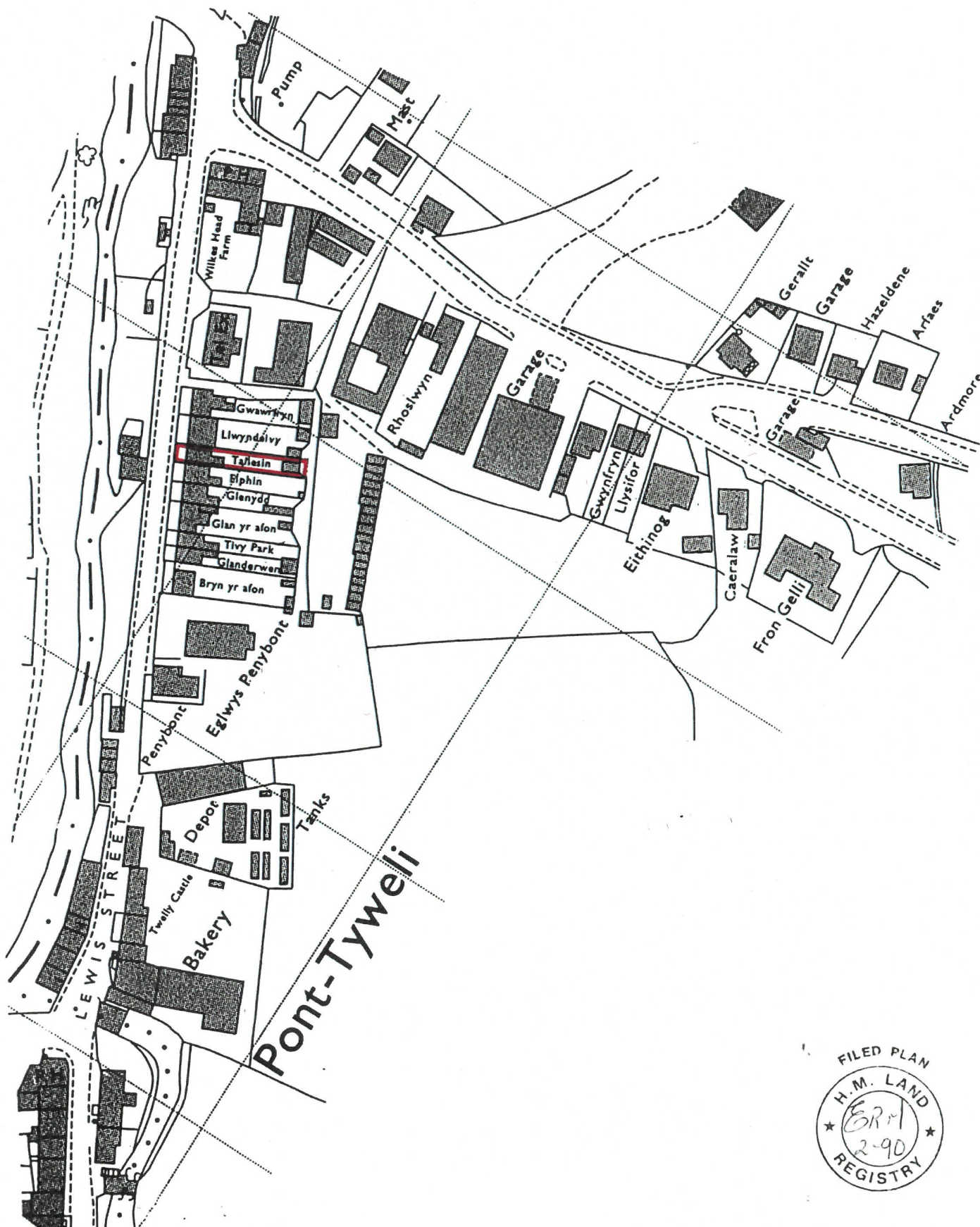
MONEY LAUNDERING REGULATIONS

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, solid fuel central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

| | | | |
|---|---------|--|--------------------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER WA 519554 | |
| ORDNANCE SURVEY N REFERENCE | SN 4140 | SECTION B | Scale 1/1250 Enlarged from 1/2500 |
| COUNTY DYFED ADMINISTRATIVE AREA | | DISTRICT CARMARTHEN HM MATHRENSHIRE IN GAREYS DIO Crown copyright | |



Council Tax:

N/A

Parking Types: Garage. Off Street.

Heating Sources: Double Glazing. Wood
Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (21)

**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


From Llandysul Town Centre proceed out over the bridge passing the canoe/paddlers premises on your right hand side. The property will be found thereafter on your left, 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 65 |
| (39-54) E | | |
| (21-38) F | 21 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

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