

*A luxurious 4 bedroom detached home with large converted loft space and double garage with outstanding countryside views. Llandysul. West Wales.*



**Ardoch House, Llyn Y Fran Road, Llandysul, Ceredigion. SA44 4JW.**

**£530,000**

**R/4884/RD**

\*\* A luxurious 4 bedroom detached dwelling \*\* Converted attic space with potential for additional bedrooms or self contained unit (stc.) \*\* Substantial home with high quality fixtures and fittings throughout \*\* Feature sun lounge overlooking the countryside and Teifi Valley below \*\* Double garage with useful loft space over \*\* Set within large commodious plot \*\* Mature garden with pockets of interest \*\* Custom made oak features throughout \*\* Ideal for those seeking a high quality family home environment \*\* Walking distance to local community school and village amenities \*\* One of the finest properties to come on the market within this popular Teifi Valley town \*\* A good standard of construction with well thought layout providing the most impressive family home \*\*

The property is situated along Llyn y Fran Road on the northern fringes of the former market town of Llandysul. The town offers a good level of local amenities and services including community primary and secondary school, traditional high street offerings, leisure centre, good public transport connectivity, local bars and restaurants and places of worship. The Cardigan Bay coastline is within a 20 minutes' drive of the property with Carmarthen and the M4 being a 30 minutes' drive from Llandysul.



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## GENERAL

The property comprises of a large 4-bedroom family home, set within a commodious plot with an attractive outlook over the adjoining countryside.

The property benefits from a large, converted loft space which could provide additional bedroom space as well as a detached double garage.

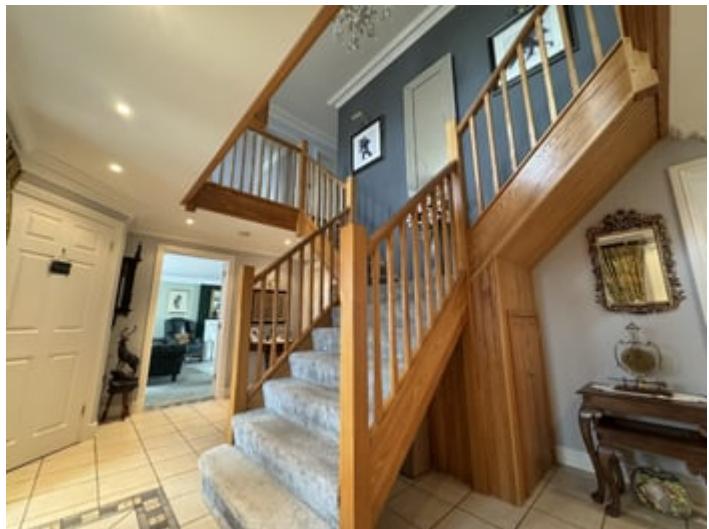
The property is located along the popular address within Llandysul.

### Entrance Porch

Accessed via glass panel door with side glass panel, tiled flooring uPVC glass panel door into:

### Reception Hallway

Sitting centrally within the footprint of the dwelling with feature central oak staircase leading to gallery landing, tiled flooring, multiple sockets.



### Side Cloak Room

With WC, single wash hand basin and vanity unit, tiled flooring, front window.



### Study



13' 2" x 7' 7" (4.01m x 2.31m) with custom made American ash fitted desk and cupboard space, oak flooring, multiple sockets.

### Lounge

15' 2" x 24' 6" (4.62m x 7.47m) with dual aspect windows to

front and rear, painted tiled fireplace and surround with Calor gas fire, wall lights, spotlights to ceiling, multiple sockets, TV point, BT point. Patio door to rear garden area.



### Dining Room



13' 6" x 11' 2" (4.11m x 3.40m) with space for 6+ persons table, window to front, electric disabled lift providing access to upper bedroom 3, multiple sockets, spotlights to ceiling.

### Kitchen

24' 7" x 13' 2" (7.49m x 4.01m) with oak effect base and wall units, Formica work top, gas hobs with extractor over, double Neff oven and grill, fitted microwave, plumbing for dishwasher, fitted fridge freezer, 1 ½ sink and drainer, rear window to garden, space for 6+ persons table, tiled flooring, double glass doors to conservatory.



## Utility Room

10' 9" x 10' 4" (3.28m x 3.15m) with oak base and wall units, Eurostar oil boiler, 1 ½ ceramic sink and drainer with mixer tap, dual windows to rear and side, tiled flooring, part tiled walls.



## Rear Hallway

With external door to garden, part tiled walls, access to airing cupboard.



## Wet Room

3' 7" x 10' 7" (1.09m x 3.23m) with WC, walk-in shower, tiled flooring and walls, single wash hand basin, front window.



## Sun room

11' 5" x 21' 6" (3.48m x 6.55m) with triple aspect windows overlooking garden with countryside views. Double glass door to garden, tiled flooring, multiple sockets, insulated roof.





## FIRST FLOOR

### Galleried Landing

Accessed via custom made oak staircase, window to front, 2 x radiator.

### **Master Bedroom Suite**

11' 9" x 13' 4" (3.58m x 4.06m) a double bedroom, window to rear with countryside views, multiple sockets, radiator. Open plan into –





### En-Suite

16' 4" x 9' 1" (4.98m x 2.77m) with corner enclosed shower, single wash hand basin and vanity unit, tiled flooring and walls, WC, rear window, spotlights to ceiling.



### Front Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m) a double bedroom, window to front, multiple sockets, radiator.



### Dressing Room

With fitted oak effect cupboards, radiator, window to rear.



### WC

With disabled WC, single wash hand basin.



### Front Bedroom 3

A double bedroom, window to front, access for a disabled lift from the ground floor, multiple sockets, fitted cupboards.

Connecting door into:



### Side Sitting Room/Snug

10' 8" x 13' 2" (3.25m x 4.01m) with window to side, Velux roof light, Oak effect flooring, radiator, multiple sockets,

spotlights to ceiling.



### Bedroom 4

13' 6" x 14' 3" (4.11m x 4.34m) a double bedroom, window to rear, fitted oak cupboards, multiple sockets.





### Bathroom

9' 7" x 8' 2" (2.92m x 2.49m) with enclosed corner shower, tiled panelled bath, single wash hand basin and vanity unit, WC, rear window, tiled flooring and walls, spotlights to ceiling, airing cupboard.



### Attic Space

12' 8" x 48' 2" (3.86m x 14.68m) running along the entire roof space is a converted loft with staircase leading from the galleried landing area into a useful family room, currently utilised as a cinema and play room, 2 x Velux roof lights, 2 x radiator, under eaves storage space.





## EXTERNALLY

### To Front

The property is approached from the adjoining county road into a walled forecourt with decorative railings with mature plantings and shrubs to borders, gravelled driveway leading to:





### Double Garage

20' 0" x 20' 0" (6.10m x 6.10m) with 2 electric up and over doors to front, concrete base, side pedestrian door. Storage area over, footpath leading through to:



### Rear Garden

Fully enclosed rear garden area with mature hedgerows, trees and fencing to boundaries overlooking the adjoining fields and countryside.

To the side of the garage is a concrete and brick base ready for a glass house.

Within the main rear garden area is a corner patio and seating area with views over the fields with nearby fruit trees.

Extending rear patio area from the sun room/conservatory with space for external seating and tables.

External electrical sockets surrounding the rear elevation.







## 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.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@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

## Services

Services - The property benefits from mains water, electricity and drainage. Oil central heating. Underfloor heating throughout the ground floor.

Tenure - Freehold.

Council Tax Band G.



## MATERIAL INFORMATION

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**Council Tax:** Band G

**Council Tax:** Rate 2256

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

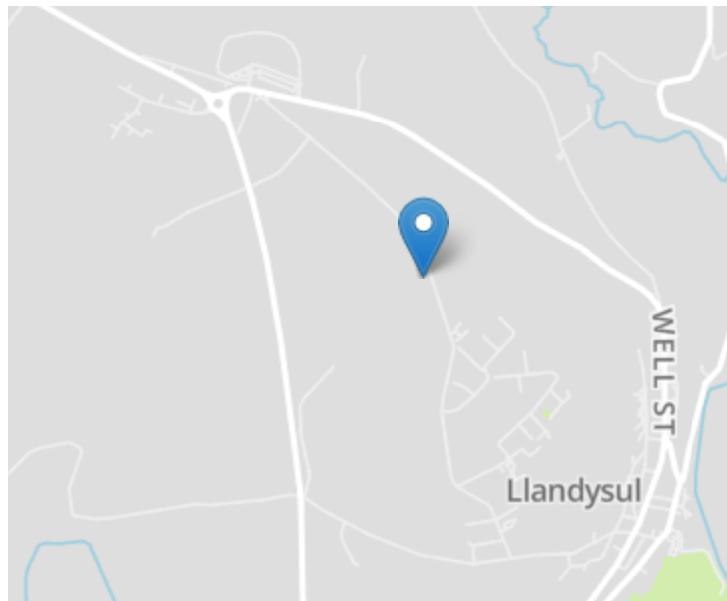
Any risk of coastal erosion? No

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 the A486 roundabout at Groesffordd Business Park and Ysgol Bro Teifi head onto the B4624 signposted Llandysul town centre and opposite the school entrance take the first right hand turning onto Llyn y Fran road. Continue for approximately ½ mile and Ardoch House is located on the right hand side as identified by the Agents for sale board.

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

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