

Regulated by:



A generous 4 bedroomed executive style residence in an elevated position. Llandysul, West Wales



Brenig, Llandysul, Ceredigion. SA44 4HS.

REF: R/2835/LD

£269,000

*** A generous individually designed residence *** Executive styled 4 bedroomed dormer style accommodation *** Elevated position with fine views over the Teifi Valley *** Retaining many of its original quality features

*** Extensive private plot of around half an acre *** Extremely well kept manicured walled gardens - Truly a garden lovers delight *** Terraced garden with lawned areas and a vast variety of flower and shrub beds *** Ample parking on a tarmacadamed driveway *** Convenient to Town location - Close proximity to the local Schools *** Desirable property that won't be on the market for long

*** Llandysul - A popular former Market Town that enjoys easy reach to the Country and the Coast *** A short drive to Carmarthen, the M4 and National Rail Networks *** Must be viewed today

LOCATION

The property is a convenient walk to Llandysul Town facilities including a small Supermarket, Hotel, Coffee Shops, Chemist, etc. The new Super School of Bro Teifi is also within walking distance. Llandysul is half an hour's drive from the Cardigan Coast and Beaches and the Market Town of Carmarthen with National Rail and Motorway Networks. Several other Villages are closer to hand and Swansea and Aberystwyth approximately an hour's drive.

GENERAL DESCRIPTION

The house comprises of 4 bedrooms, 2 reception rooms, 2 side rooms, large Family bathroom, 2 downstairs w.c.'s., conservatory, integral garage area, and we are informed extends to 1,800 sq ft.

The property retains many of its original quality features with hardwood doors, framing and panelling and coved ceilings. A feature of this most charming property is its large picture windows ensuring a light and airy atmosphere and giving great views over the garden and surrounding countryside.

The property benefits from oil fired central heating and double glazing throughout. The accommodation at present offers more particularly the following:-

FRONT PORCH

7' 8" x 5' 4" (2.34m x 1.63m). With front entrance door, Terrazzo flooring.

RECEPTION HALL

With original staircase to the first floor accommodation, understairs storage cupboard, radiator.



CLOAKROOM

Being fully tiled, with low level flush w.c., pedestal wash hand basin.

KITCHEN

15' 0" x 10' 7" (4.57m x 3.23m). A modern fitted kitchen with a range of fitted floor and wall cupboards with work surfaces over, stainless steel sink and drainer unit, Bosch eye level double oven, 4 ring ceramic hob with extractor hood over, integrated dishwasher, space for fridge/freezer, tiled flooring, large picture window enjoying views over the garden and the Teifi Valley beyond.



SNUG/T.V. ROOM

11' 0" x 8' 5" (3.35m x 2.57m). With telephone and T.V. points, radiator.



UTILITY ROOM

With plumbing and space for automatic washing machine, Grant oil fired central heating boiler running all domestic systems, radiator, rear entrance door.

W.C.

With low level flush w.c.

INTEGRAL GARAGE

17' 0" x 9' 8" (5.18m x 2.95m). With original wooden up and over door, plumbing and space for automatic machine and tumble dryer, three double sockets.

**INNER HALL**

Leading to

DINING ROOM

11' 6" x 10' 5" (3.51m x 3.17m). With bi-fold doors, radiator, serving hatch, feature glazed wall into the Hallway.

**STUDY/LIBRARY**

8' 5" x 8' 2" (2.57m x 2.49m). With radiator.

**LIVING ROOM**

22' 0" x 15' 0" (6.71m x 4.57m). A particular feature being the Cotswold stone fireplace incorporating a Morso multi fuel stove on a granite hearth, large picture window overlooking the front garden, two radiators.

**FIREPLACE IN LIVING ROOM**

CONSERVATORY

14' 5" x 8' 0" (4.39m x 2.44m). Of UPVC construction with tiled flooring, patio doors opening onto the garden area.



FIRST FLOOR

LANDING

With access to the loft space, airing cupboard with radiator and shelving.

FRONT BEDROOM 3

10' 8" x 10' 7" (3.25m x 3.23m). With built-in wardrobes, radiator.



FRONT BEDROOM 4

10' 7" x 10' 2" (3.23m x 3.10m). With radiator, two built-in cupboards (one opening onto a large undereaves storage area with hot water cylinder and immersion).



BATHROOM

Having a modern fully tiled suite with a figure of eight panelled bath with mixer tap, corner glazed shower unit, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, radiator.



FRONT BEDROOM 2

10' 8" x 9' 8" (3.25m x 2.95m). With built-in cupboards, wardrobes and radiator.



FRONT BEDROOM 1

20' 0" x 10' 0" (6.10m x 3.05m). With two built-in cupboards, one large undereaves storage area, two radiators, double aspect windows to the front and rear with fantastic views.



DRESSING ROOM

Formerly being the En-Suite with plumbing still in-situ.

EXTERNALLY

FRONT GARDEN

A tarmac entrance opening onto a large parking area for several vehicles with a raised level lawned area with a range of flower beds, mature shrubs and trees with a slab work that surrounds the whole property.



REAR GARDEN

Here lies the true beauty of the property. There is a substantial two tier patio with decorated paving, gravel, rockery and Fish pond. The lawns have been well kept and manicured with a fantastic range of flower beds on a gentle slope leading down to a rear walled boundary. The garden also boasts a range of mature native and ornamental trees. A garden lover's delight and has been a labour of love to the current Owners over many years. The garden itself is private, not overlooked, and boasts fantastic views over the Teifi Valley.

Directly to the rear of the property opens onto a large patio area, ideal for outdoor entertaining and dining. In all a fantastic Family home in a great position.



REAR GARDEN (SECOND ANGLE)



PATIO AREA



REAR GARDEN (THIRD ANGLE)

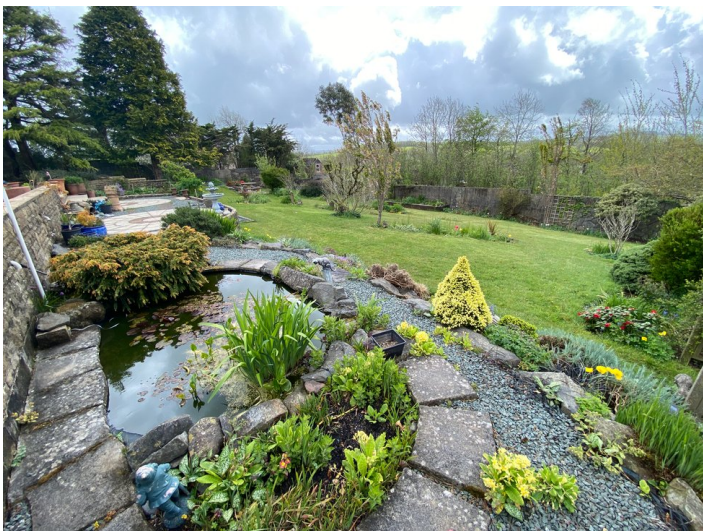


PARKING AND DRIVEWAY

A tarmacadamed pillared driveway with ample parking area.



FISH POND



FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS OVER TEIFI VALLEY



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'F'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Llandysul Town Centre travel North on Lincoln Street. Turn left onto Seion Hill. After 100 yards turn right onto Llynfrfan Road. Follow the road up the hill past the former Secondary School. Take the next right hand turning and the property will be the first on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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