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**RICS**



Since 1989

*Perfect Family Home! Detached residence set in generous garden & grounds. Vibrant village community of Drefach, Velindre in the lower reaches of the Teifi Valley. West Wales.*



**Llysherber, Drefach Velindre, Llandysul, Carmarthenshire. SA44 5UG.**

**R/3781/ID**

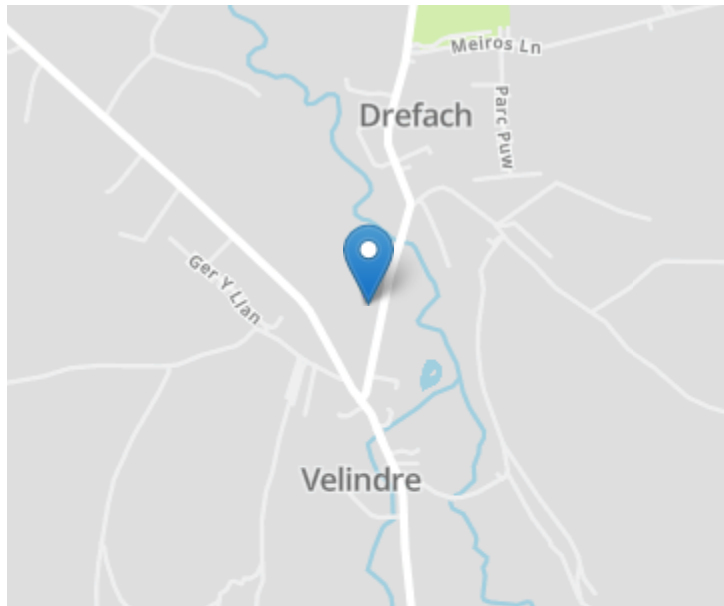
**£295,000**

**\*\* A deceptive and substantial 3 bedroom detached property \*\* Perfect family home, set in it's own private garden & grounds \*\* Convenient village location close to all amenities \*\* Recently installed oil fired central heating system \*\* Double glazed throughout \*\* Detached summer house \*\* Well maintained garden & grounds \*\* River boundary \*\* NO ONWARD CHAIN \*\***

A well proportioned accommodation provides : entrance hall, dining room, front lounge, kitchen, utility room, WC, office/workroom. First floor - 2 double bedrooms, 1 single bedroom and family bathroom.

The village offer an excellent range of local amenities and lies less than 2 miles off the main A484 which leads from the market town of Newcastle Emlyn which is within some 4 miles. An easy drive to the towns of Llandysul, Lampeter, Cardigan and Carmarthen. Cardigan Bay coast is within half an hours drive.





## Dining Room

11' 0" x 11' 5" (3.35m x 3.48m) with glazed exterior door, 2 double glazed windows to rear, central heating radiator, laminate flooring and kitchen hatch.



## Ground Floor

### Entrance Hall

5' 8" x 14' 3" (1.73m x 4.34m) via half glazed uPVC door, central heating radiator, laminate flooring, boot room, stairs to first floor.



## Front Lounge

11' 6" x 18' 5" (3.51m x 5.61m) with fire place housing an AGA woodburning stove on a slate hearth with surround, 2 double glazed windows to front including a bay window, central heating radiator and laminate flooring.







### Kitchen

6' 8" x 11' 5" (2.03m x 3.48m) with a range of base and wall cupboard units with Formica working surfaces above, BEKO electric oven and 4 ring electric hob above, extractor hood, 1 1/2 stainless steel drainer sink with mixer tap, tiled splashback, central heating radiator, door into an understair cupboard. Door into -



### Utility Room

16' 3" x 6' 7" (4.95m x 2.01m) with base cupboard units and Formica work top, plumbing for automatic washing machine and dishwasher and half glazed uPVC exterior door.





### WC

6' 9" x 2' 8" (2.06m x 0.81m) with low level flush WC, pedestal wash-hand basin and extractor fan.

### Office/Workroom

12' 3" x 6' 5" (3.73m x 1.96m) with access to the Utility Room, double glazed window to front and side.



### First Floor

#### Central Landing

11' 0" x 5' 7" (3.35m x 1.70m) with central heating radiator, double glazed window to side and access hatch to loft.



### Family Bathroom

6' 8" x 11' 7" (2.03m x 3.53m) A white suite comprising of a panelled bath with hot/cold taps, enclosed corner shower unit with mains power rainfall shower head above, pedestal wash-hand basin, low level flush WC, tiled floor, half tiled walls, frosted window to rear, central heating radiator and extractor fan.



### Rear Master Bedroom 1

11' 6" x 11' 0" (3.51m x 3.35m) - a well proportioned room with double glazed window to rear and central heating



radiator.



### Front Bedroom 2

11' 6" x 11' 0" (3.51m x 3.35m) with large double glazed window to front and central heating radiator.



### Bedroom 3

6' 9" x 9' 2" (2.06m x 2.79m) with double glazed window to front and central heating radiator.



### Externally

#### Summer House

8' 2" x 19' 2" (2.49m x 5.84m) a former garage that has been converted and insulated. Currently a playroom. Glazed door and side panels to front onto decking area. Tiled flooring with underfloor heating and spotlights to ceiling.





### To the rear

There is a beautifully maintained garden mostly laid to a gently sloping lawn area, patio area laid to slabs, mature hedging to boundary providing privacy. The garden backs on to a river. Cedarwood garden shed with power connected. There is also an outhouse/boiler room housing the recently installed Worcester combi boiler (installed 2021).







**To the front**

There is a private driveway with parking for 5+ cars which is half tarmac and half gravel.



**Services**

The property benefits from mains water, electricity and drainage.

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)

## Directions

On the main A484 road east from Newcastle Emlyn towards Carmarthen, proceed through the village of Pentrecagal, passing a petrol station on the left hand side and take the next right hand side exit onto Waungilwen and Drefach, Velindre. Proceed for a further mile or so through the village of Waungilwen until you reach until you reach Drefach, Velindre with a church on the right hand side. Take the next left hand turning and continue - passing the village shop and chip shop - and just beyond this you will find the property on the right hand side identified by the Agents 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	