

Fantastic Family proportioned accommodation. A nicely presented 3 bedroomed link detached house on a sought after residential development. Llandysul, West Wales



58 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.

£285,000

REF: R/4641/LD

*** Fantastic Family proportioned accommodation *** Nicely presented and comfortable link detached house *** Modern 3 bedroomed accommodation with an upgraded open plan kitchen/diner *** Positioned within a select residential development on the outskirts of the popular Market Town of Llandysul *** Benefiting from oil fired central heating, UPVC double glazing, good Broadband connection and privately owned solar panels

*** Integral garage offering potential for further accommodation (subject to consent) and valuable off street parking *** Generous and enclosed rear garden area being private and not overlooked - Laid to lawn with a patio area and decking *** Garden shed and side access point

*** Nicely presented and ready to move into *** Walking distance to Ysgol Bro Teifi School *** Short walking distance to everyday amenities within the popular Market Town of Llandysul *** The County Town of Carmarthen lies within 15 miles and the iconic Cardigan Bay lies within a 20 minute drive *** Viewings highly recommended - Contact us today



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LOCATION

Parc Yr Ynn is a sought after residential locality on the outskirts of the popular and picturesque Market Town of Llandysul in the mid reaches of the Teifi Valley offering a comprehensive range of shopping and schooling facilities, less than half an hour's drive from the Cardigan Bay Coast with its popular sandy beaches, and equidistant to the County Town and Administrative Centre of Carmarthen and the link road to the M4 Motorway and National Rail Network connections.

GENERAL DESCRIPTION

Fantastic Family proportioned accommodation. The property offers modern 3 bedroomed accommodation and benefits from oil fired central heating, double glazing and privately owned solar panels. It is positioned within a select development with a private rear garden and off street parking.

THE ACCOMMODATION

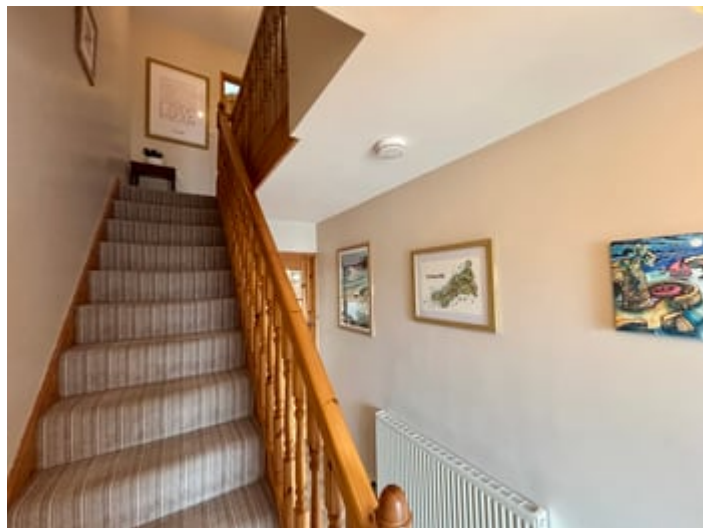
The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, radiator, staircase leading to the first floor accommodation with understairs storage cupboard.



RECEPTION HALL (SECOND IMAGE)



LIVING ROOM

17' 6" x 11' 6" (5.33m x 3.51m). With bay window to the front, French doors opening onto the Kitchen/Diner, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN/DINER

18' 10" x 10' 3" (5.74m x 3.12m). With a stylish and modern fully fitted kitchen with a range of wall and floor units with works surfaces over, stainless steel sink and drainer unit, Belling double oven, 4 ring gas hob with a Hotpoint extractor fan over, plumbing and space for a dishwasher.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY AREA

With a UPVC rear entrance door, built-in matching cupboards to the Kitchen, Worcester oil fired central heating boiler running all domestic systems within the property.



CLOAKROOM

With a low level flush w.c., wash hand basin, tiled walls, radiator.



INTEGRAL GARAGE

16' 4" x 10' 4" (4.98m x 3.15m). With plumbing for automatic washing machine and tumble dryer, up and over door. Potential to convert into further living accommodation.



FIRST FLOOR

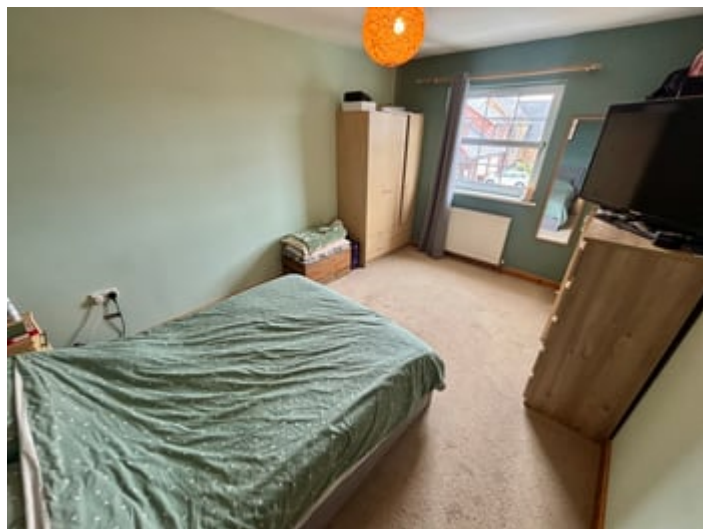
LANDING

Accessed via a staircase leading from the Reception Hall, access to the loft space via a drop down ladder, airing cupboard.



FRONT BEDROOM 1

14' 6" x 10' 2" (4.42m x 3.10m). With radiator.



REAR BEDROOM 2

11' 3" x 11' 0" (3.43m x 3.35m). With radiator.



FRONT BEDROOM 3

9' 5" x 7' 3" (2.87m x 2.21m). With radiator.



BATHROOM

Having a modern 3 piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level flush w.c., heated towel rail.



EXTERNALLY

GARDEN

The property enjoys a corner plot with a private and enclosed rear garden area. The garden is laid mostly to level lawned areas with paths leading from the side entrance gate. It enjoys mature hedge rows and fine views to the rear over open fields. The garden benefits from a raised decking area, a GARDEN SHED and BIKE STORE. The garden perfectly suits Family accommodation by being private and not overlooked.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A gravelled parking area to the front of the property.



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after Family home on a select development. Deserving early viewing.

TENURE AND POSSESSION

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

COUNCIL TAX

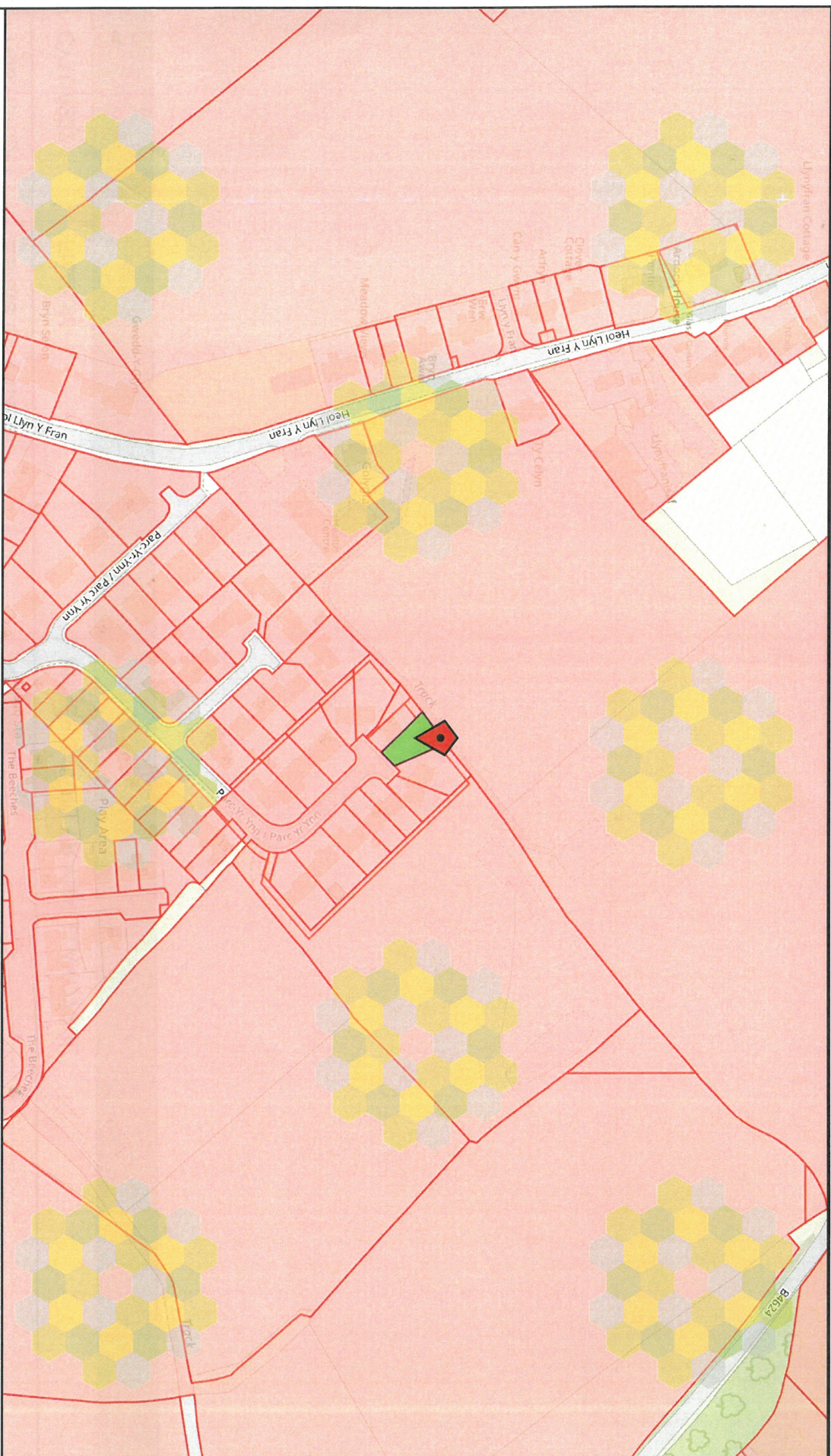
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Data last updated 10:00pm 22 APRIL, 2025

Council Tax: Band D

N/A

Parking Types: Garage. Private.

Heating Sources: Double Glazing. Oil.
Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (76)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

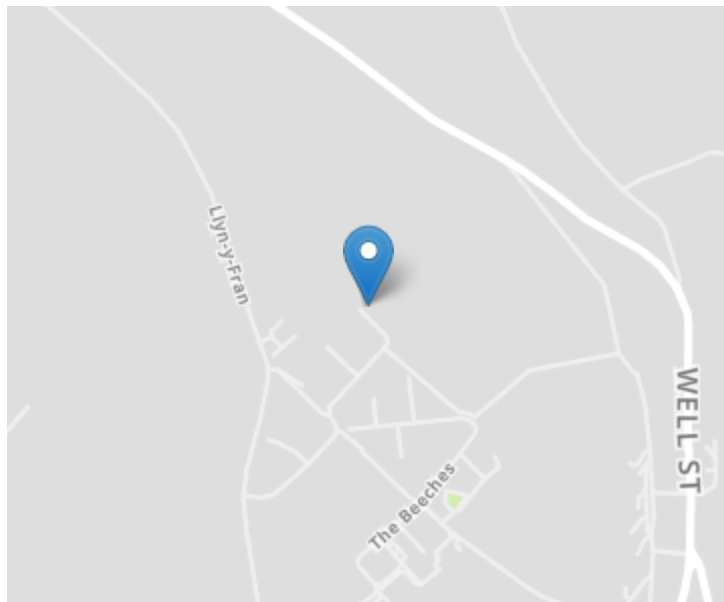
Any risk of coastal erosion? No

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 Aberaeron the property is best approached by taking the A487 South towards Cardigan to Synod Inn, turning left onto the A486 Llandysul road. Proceed through the Villages of Ffostrasol, Croeslan and Horeb and after Horeb crossroads, and the new Business Park on your right hand side, take the first turning off the roundabout, passing the Ysgol Bro Teifi School, then take the first right hand turning towards the Town Centre. Continue past the Doctors Surgery on your left hand side and take the next left hand turning signposted Park Yr Ynn. Proceed to the termination of the cul-de-sac where the property will be found.

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

All our properties are also available to view 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 Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(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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