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RICS



Since 1989

Prepare to be impressed. A fully refurbished 3 bedroomed detached house with garden and parking. 1 mile Llandysul, West Wales



Brynmerwydd, Horeb, Llandysul, Ceredigion. SA44 4JF.

Ref R/3022/ID

£215,000

**** Prepare to be impressed - A great transformation ** Fully refurbished with high standard of craftsmanship and material ** Modern spacious 3 bedroomed, 2 bath accommodation ** Stunning fitted Kitchen, Bathroom and Shower Room ** Newly re-roofed and UPVC double glazing and doors throughout ** An imposing detached country residence in a semi rural position ** Private low maintenance terraced rear garden laid to lawn with flower beds ** Garden shed/workshop measuring 13'6" x 8'7" ** Off street parking on a tarmacadamed driveway ** Put your feet up - Ready to move into ** ** A must see! ****

Ideal location for commuters, or those looking for a coast and country location in the Teifi valley, being 1 mile from Llandysul, a few minutes drive to the town's, parks and meadows and array of shops, pubs, eating houses. A 5 minutes drive to the new Area primary school and comprehensive school. A 30 minutes drive from Carmarthen and the link road to the M4 Motorway and a 20 minutes drive from Cardigan Bay with its picturesque sandy beaches.

LOCATION

Located within the rural settlement of Horeb near to the former Market Town of Llandysul with its range of facilities including Doctors Surgery, Leisure and Playing Fields, Shops, Post Office, Public Houses and Filling Station, along with the brand new Ysgol Bro Teifi School with Primary and Secondary Education. The property lies within a 20 minute drive of the larger urban conurbation of Cardigan and Carmarthen, including public transport links to Carmarthen linking to South Wales and beyond.

GENERAL DESCRIPTION

A great transformation. Here we have on offer a tastefully refurbished property completed to a high standard of craftsmanship. The property now enjoys spacious and modern living accommodation with 3 bedrooms and 2 bathrooms.

Ready to move into with no further work needed. Put your feet up and enjoy a new home in a period property.

A detached residence with private rear garden and off street parking being a convenient location to the Country and the Coast.

The refurbished accommodation currently offers the following:-

ENTRANCE HALL

Accessed via a UPVC newly fitted front entrance door, tiled flooring, radiator, timber staircase to the First Floor accommodation with understairs storage cupboard.

BEDROOM 3/SITTING ROOM



13' 8" x 7' 6" (4.17m x 2.29m). With radiator, newly carpeted, spot lighting.

LIVING ROOM



13' 7" x 10' 6" (4.14m x 3.20m). With Oak effect laminate flooring, spot lighting, radiator, feature open fireplace with a newly installed modern, high-spec & efficient LPG wood burning effect gas stove installed in March 2021.

KITCHEN



15' 7" x 9' 0" (4.75m x 2.74m). A stunning modern gloss fitted Kitchen with wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric fan oven with 4 ring electric hob with stainless steel extractor hood over, built-in upright fridge/freezer, built-in dishwasher and washing machine, tiled flooring, radiator, window overlooking the rear patio area, newly fitted UPVC rear entrance door.

FAMILY BATHROOM



9' 4" x 8' 6" (2.84m x 2.59m). A contemporary style suite with a Jacuzzi bath with tiled surround and antique style shower attachment, vanity unit with rectangular wash hand basin with mixer tap, mirror with motion sensor light and clock, low level flush w.c., chrome heated towel rail, spot lighting, extractor fan.

FIRST FLOOR

LANDING



With access to loft space.

BEDROOM 1

14' 8" x 9' 3" (4.47m x 2.82m). With radiator, airing cupboard housing the Worcester LPG fired central heating boiler, T.V. point, spot lighting.

SHOWER ROOM

A modern newly fitted suite with a corner glazed shower cubicle with mains fed shower, low level flush w.c., vanity unit with wash hand basin, mirror with motion sensor light and clock, chrome heated towel rail, fully tiled walls and floor, spot lighting, extractor fan.

BEDROOM 2

13' 8" x 7' 8" (4.17m x 2.34m). With radiator, T.V. point, spot lighting.

EXTERNALLY**GARDEN SHED/WORKSHOP**

13' 6" x 8' 7" (4.11m x 2.62m). With concrete flooring, electricity connected, work bench and shelving.

GARDEN



A particular feature of this stunning refurbished property is its private and secure rear garden. A fully lawned garden. The garden benefits from a mature hedge and newly fenced boundaries with steps leading down to a concreted patio area which enjoys a side entrance gated access point and access via the Kitchen area.

Please Note - There is a professional RHS designed plan available than includes high quality 'Sarah Raven' perennials.

PATIO AREA



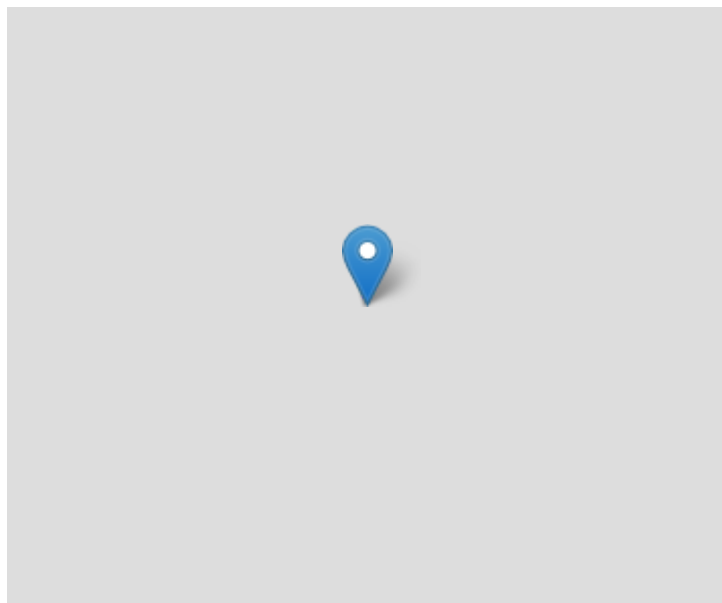
BARBECUE COVERED AREA

OFF STREET PARKING

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A stunningly refurbished Family dwelling deserving of early viewing in a convenient position. Coast and Country.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council and has the following charges. Council Tax Band: 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, efficient condenser Worcester Bosch LPG fueled boiler for central heating and hot water, newly fitted UPVC windows and doors, telephone subject to B.T. transfer regulations, Broadband available.

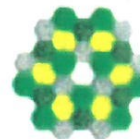
Directions

Heading from Llandysul take the A486 road leading North towards Synod Inn/New Quay. You will enter the Village of Horeb, approximately 1 mile North of Llandysul. At the main crossroads take the first left signposted Newcastle Emlyn/Cardigan. Travel along this road for approximately 150 yards and the property is located on the right hand side (having passed the Post Office Sorting Office), as identified by the Agents 'For Sale' board. VIEWING: Strictly by prior appointment only.

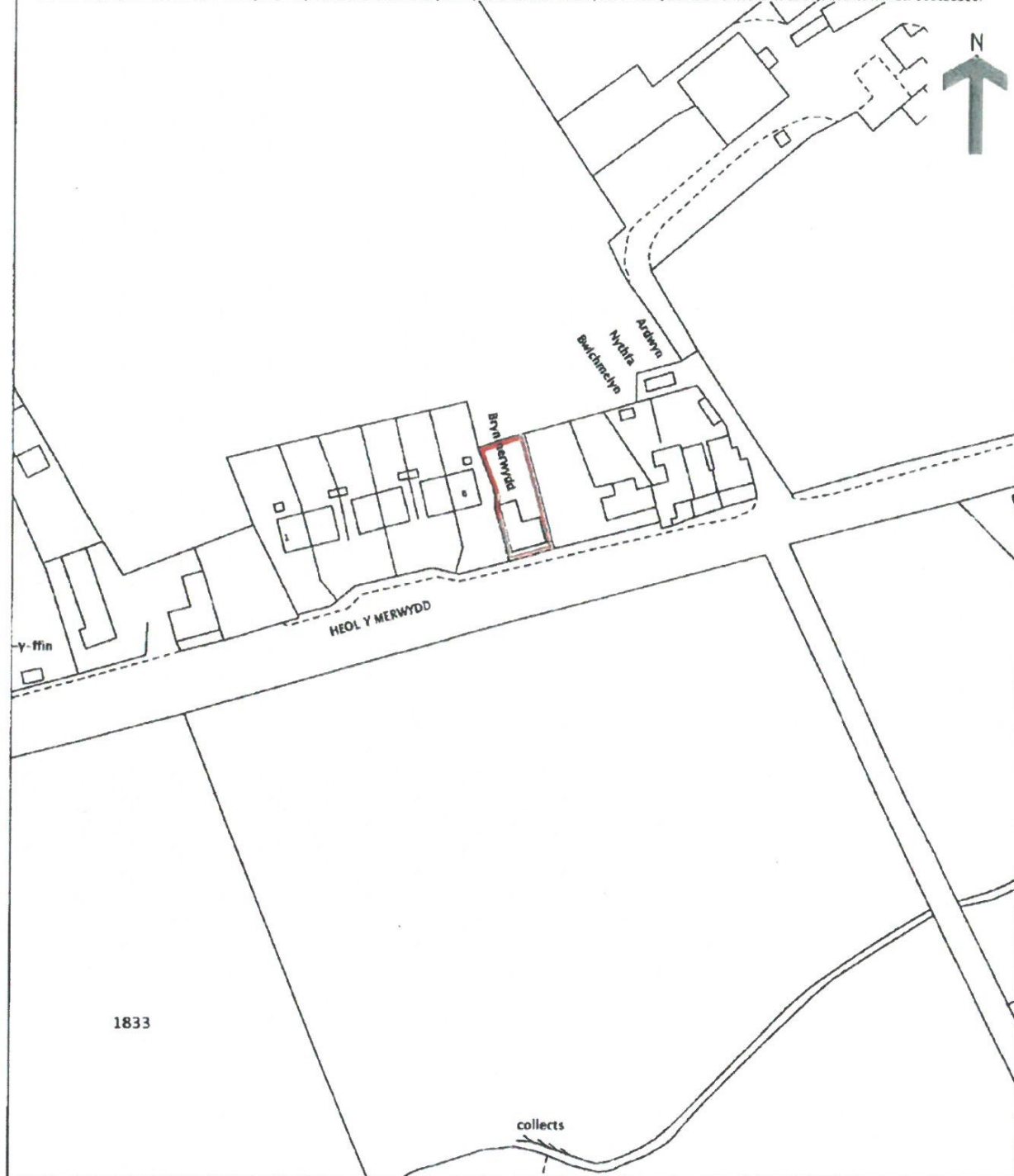
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Land Registry
Official copy of
title plan

Title number **CYM81839**
Ordnance Survey map reference **SN3942SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

BACK GARDEN - AXONOMETRIC VIEW
SCALE 1:50 20m = 1m
MY GARDEN PARADISE



3 dimensional view to scale
Showing changes in level for proposed
new seating area and vegetable bed.

BACK GARDEN DESIGN PLAN
 SCALE 1:50 20cm = 1m
 MY GARDEN PARADISE

