

*A quaint and attractive barn conversion in an outstanding rural position. Edge of Llandysul. West Wales.*



**Gwili Cottage, Llandysul, Ceredigion. SA44 4HU.**

**£215,000**

**R/3708/LD**

\*\*\* A charming semi detached barn conversion \*\*\* 2 bedroomed accommodation \*\*\* Quaint and attractive \*\*\*  
Deceptively spacious \*\*\* Upside down living with bedrooms to the ground floor \*\*\* Delightful conservatory

\*\*\* Low maintenance gravel and patio garden area being enclosed and private \*\*\* Two useful garden sheds \*\*\* Designated parking for two vehicles \*\*\* Recently installed privately owned solar panels and source heat pump

\*\*\* Breath taking views to the front over the farm complex and the Teifi Valley \*\*\* A sought after position within a former farm yard now offering complex style living \*\*\* Edge of Town position \*\*\* Walking distance to all Town amenities \*\*\* Courtyard setting \*\*\* Perfectly suiting 1st Time Buyers \*\*\* Convenient to the County Town of Carmarthen and the M4 Motorway \*\*\* Viewing recommended



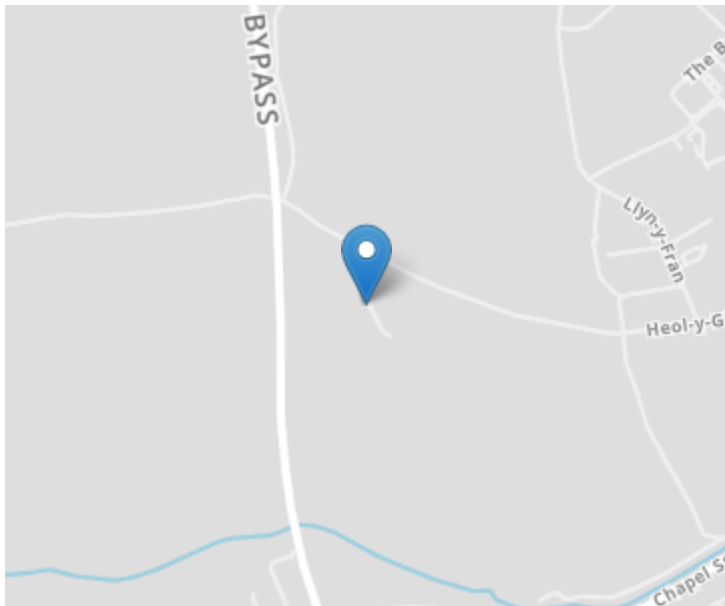
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## LOCATION

The property enjoys a private position within the former farmyard of Gilfachwen Uchaf that fronts onto the Gilfachwen road which is a quiet district road leading west out of the town and a very popular residential locality, rarely does a property come in such a location. The town of Llandysul offers a good range of local amenities and there is a new area primary school less than a mile away and the town of Carmarthen and the link road to the M4 motorway lies within 20 minutes drive and is withing equidistant to the Cardigan Bay coast with several popular sandy beaches.

## GENERAL DESCRIPTION

Morgan and Davies are proud to offer for sale this charming and quaint semi-detached country converted barn offering deceptive 2 bedroom accommodation with low maintenance enclosed rear garden area and parking for 2 vehicles. The property benefits from newly fitted solar panels and air source heating, double glazing and good broadband connectivity.

It enjoys breath taking views over the farmyard and the surrounding Teifi Valley and lies within less than a mile from the main town centre of Llandysul.

The property deserves early viewing due to the following:

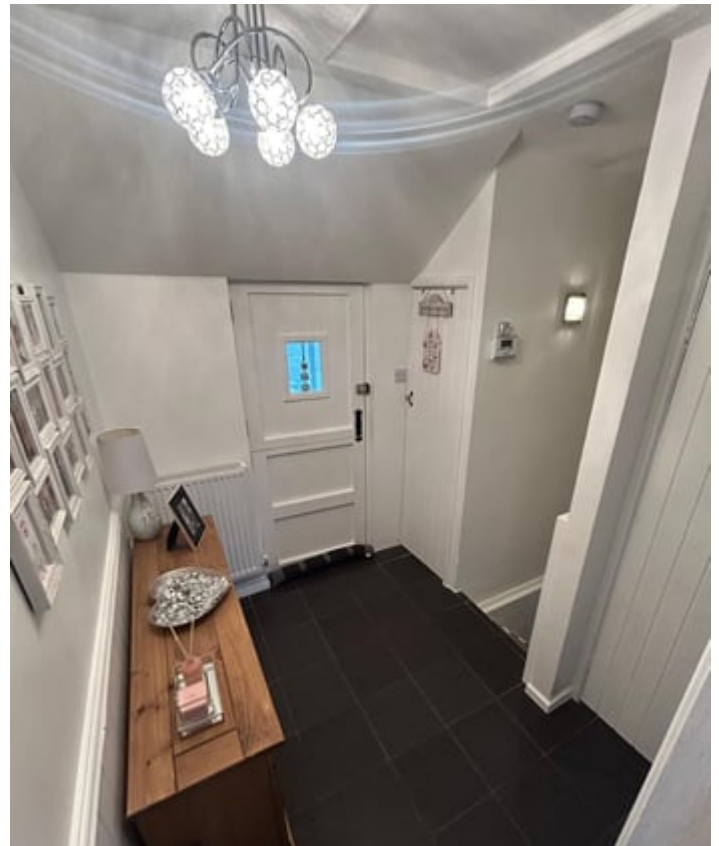
## THE ACCOMMODATION

### Conservatory



14' 6" x 14' 3" (4.42m x 4.34m) of double glazed construction with tiled flooring with electric under floor heating, double glazed doors opening onto the rear garden area, a separate double glazed entrance door to the side.

### Inner Hall



with staircase leading down to the lower ground floor and bedrooms, tiled flooring, radiator, built in airing cupboard, separate store cupboard and housing the LPG gas fired central heating boiler.

## Kitchen



10' 6" x 8' 6" (3.20m x 2.59m) with a modern fitted kitchen with a range of wall and floor units with timber wood work surfaces over, single stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine, cooker space with fitted hood over and radiator.

## Kitchen (Second Image)



## Living Room



15' 10" x 14' 3" (4.83m x 4.34m) a full of character room with picture window with breath taking views over the farm yard and Teifi Valley, a slate hearth housing the wood burning stove, exposed stonework, radiator and feature beam ceiling.

## Living Room (Second Image)



## LOWER GROUND FLOOR

### LANDING



Approached via staircase from the inner hallway.

### Bathroom



8' 2" x 5' 7" (2.49m x 1.70m) a modern suite comprising of a panel bath with central mixer tap and shower unit over, low level WC, pedestal wash hand basin, mixer tap, tiled walls, heated towel rail and extractor fan.

### Bedroom 2



8' 3" x 8' 1" (2.51m x 2.46m) with a radiator and built in wardrobe with hanging space.

### Bedroom 1



13' 9" x 10' 0" (4.19m x 3.05m) radiator.

## Bedroom 1 (Second Image)



## EXTERNAL

### Garden



The property enjoys a low maintenance enclosed rear garden being private and laid to gravel and patio area with a raised flower and shrub bed being ideal for 1st time buyers.

### Garden (Second Image)



## Store Shed



with electricity connected.

## Log Shed

### Parking and Driveway

The property is approached down over a private driveway leading to a spacious courtyard area with 2 x allocated parking spaces.

### View from Property



## AGENTS' COMMENTS

A well positioned and character barn conversion with stunning views.

## TENURE

Freehold vacant on completion.

## COUNCIL TAX

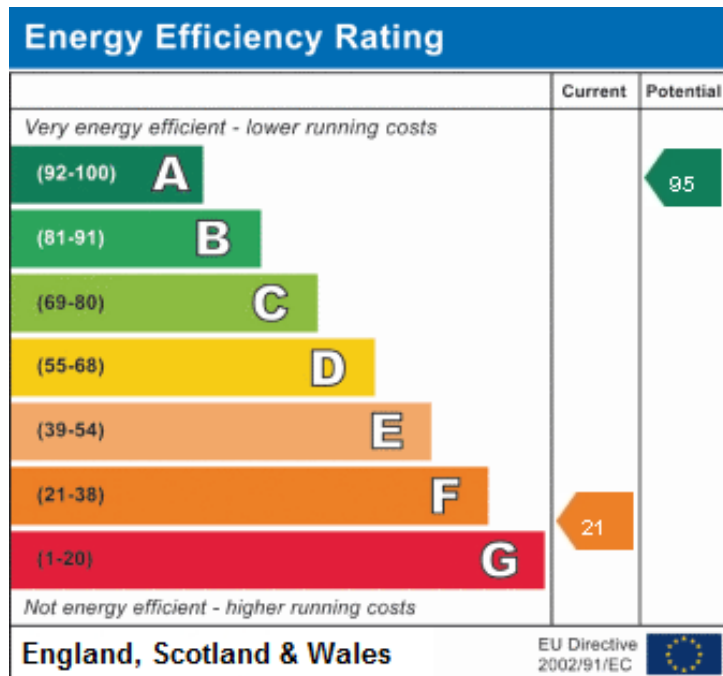
Band C.

## 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 Vendors that the property benefits from mains water, mains electricity, private drainage, privately owned solar panels, air source heating.





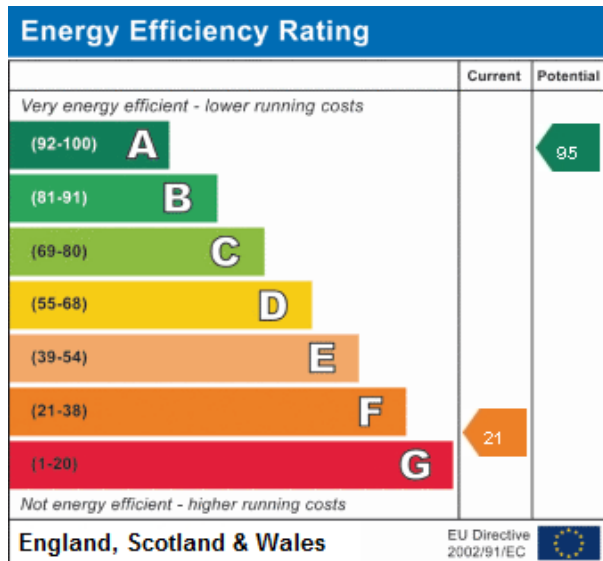
### Directions

Proceed up through the one way system in Llandysul and take a left hand turning half way up signposted for Seion Hill and leisure centre. Proceed up this steep hill and continue up passing the leisure centre at the top, continue a short distance where the entrance leading into Gilfachwen estate can be seen further down on the left as identified by the Agents for sale board and the property will be located thereafter on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk) – [www.morgananddavies.co.uk](http://www.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'.

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For further information or to arrange a viewing on this beautiful property, contact us:

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