

*A superior and well presented 3 bedroomed detached bungalow on a generous corner plot.  
Llandysul, West Wales*



**Nirvana, Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.**

**£299,950**

**REF: R/4030/LD**

\*\*\* No onward chain \*\*\* A superior and well presented detached bungalow \*\*\* Impressive proportions with 3 bedroomed accommodation \*\*\* Generous corner plot with large extensive gardens \*\*\* Oil fired central heating, UPVC double glazing and Broadband available

\*\*\* Integral garage with a rear utility \*\*\* Extensive tarmacadamed driveway with ample parking area \*\*\* Well kept gardens laid mostly to level lawn with mature hedge boundaries giving great privacy \*\*\* Greenhouse and garden store \*\*\* Delightful South facing patio areas

\*\*\* Located within a select residential Estate \*\*\* Walking distance to the Town Centre of Llandysul - Neighbouring the Town G.P. Surgery and a short walk to the Secondary and Primary Schools \*\*\* Enjoying fine views over the Town and the Teifi Valley \*\*\* Contact us today to view



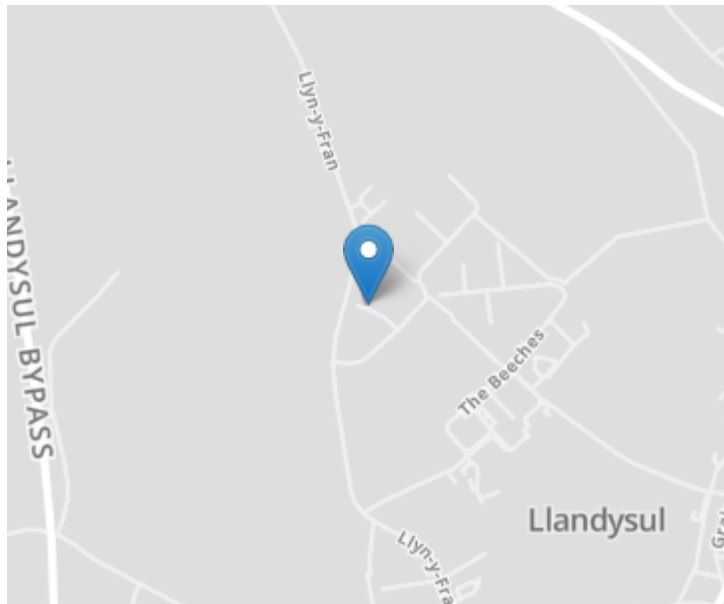
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## LOCATION

The property is privately situated within Parc Yr Ynn. Parc Yr Ynn is a sought after residential locality on the outskirts of the popular and picturesque 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 Carmarthen and the link road to the M4 Motorway and enjoying access to National Rail Networks.

## GENERAL DESCRIPTION

A superior detached bungalow offering well presented and spacious living accommodation with 5 reception rooms, useful integral garage, utility and ample space for the perfect Family home. The property benefits from oil fired central heating and double glazing.

Externally it sits within a generous corner plot with ample garden space, being lid mostly to lawn, with mature hedge boundaries giving great privacy. The property to the rear is South facing and enjoys picturesque views over the Teifi Valley.

A property of this calibre and location does not come to the market often.

## THE ACCOMMODATION

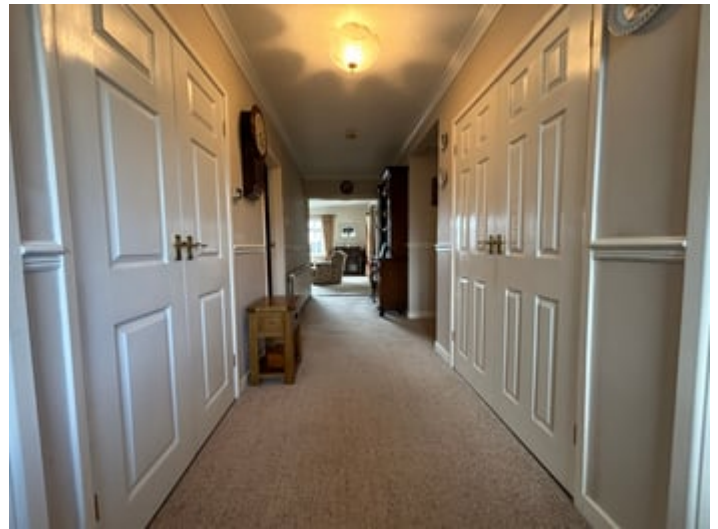
The accommodation at present offers more particularly the following.

### COVERED FRONT PORCH

Leading to

### RECEPTION HALL

With UPVC front entrance door with side glazed panel, radiator, double door cloak cupboard, airing cupboard with hot water cylinder and immersion.



### CLOAKROOM

With low level flush w.c., pedestal wash hand basin, radiator.

### SNUG/SITTING ROOM

11' 9" x 9' 9" (3.58m x 2.97m). With radiator, double doors through to the Kitchen.





## KITCHEN

16' 0" x 9' 1" (4.88m x 2.77m). A Pine fitted Kitchen with a range of wall and floor units, stainless steel 1 1/2 sink and drainer unit, electric double oven, 4 ring gas hob with extractor hood over, Worcester oil fired combi boiler.



## REAR UTILITY ROOM

With rear entrance door and plumbing and space for automatic washing machine.



## INTEGRAL GARAGE

15' 0" x 10' 7" (4.57m x 3.23m). With electric up and over door.



## LIVING ROOM

17' 8" x 13' 8" (5.38m x 4.17m). With a stone fireplace and exposed chimney breast with an LPG Real Flame effect fire, two radiators, picture window enjoying lovely views over the garden and the Teifi Valley beyond.



## LIVING ROOM (SECOND IMAGE)



## CONSERVATORY

12' 0" x 8' 0" (3.66m x 2.44m). With radiator and enjoying views over the garden and the Teifi Valley beyond.



## DINING ROOM

10' 8" x 9' 8" (3.25m x 2.95m). With radiator and window looking into the Conservatory.



## INNER HALL

With access to the loft space.



## LUXURY BATHROOM

Having a stylish 4 piece suite comprising of a panelled bath with mixer tap, corner shower cubicle, dresser style vanity unit with wash hand basin with mixer tap, low level flush w.c., chrome heated towel rail, extractor fan.



## FRONT BEDROOM 1

18' 0" x 10' 3" (5.49m x 3.12m). With radiator. A large Bedroom with potential for an additional Bathroom.





## REAR BEDROOM 2

10' 0" x 9' 9" (3.05m x 2.97m). With radiator and views over the garden and Teifi Valley beyond.



## REAR BEDROOM 3

11' 0" x 10' 0" (3.35m x 3.05m). With radiator and views over the garden and the Teifi Valley beyond.



## EXTERNALLY

### GARDEN

A particular feature of this delightful residence is its generous corner plot. The garden has been landscaped and well maintained over the years and now offers level lawned areas with various mature hedge boundaries creating great privacy. The garden boasts a number of raised and gravelled flower beds. It is low maintenance but also offers great outdoor family space.

## FRONT GARDEN



## SIDE GARDEN



## REAR GARDEN





## GREENHOUSE AND GARDEN STORE



## PATIO AREA

To the side of the property also lies a level patio area that opens onto the established vegetable growing garden.



## VIEWS

As a whole the property enjoys fantastic views over the Town and the renowned Teifi Valley beyond.

## PARKING AND DRIVEWAY

An extensive tarmacadamed driveway with ample parking area.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX


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

## 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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	



# Ground Floor

Approx. 171.6 sq. metres (1847.0 sq. feet)



Total area: approx. 171.6 sq. metres (1847.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.





### Directions

In the Town of Llandysul drive up through the main High Street passing the Spar Supermarket on your left hand side. Take the next left hand turning up the hill towards the former School. When you get to the brow of the hill turn right and proceed up this road for a quarter of a mile. You will see the entrance to Parc Yr Ynn Estate on your right hand side. Drive into the Estate and take the first left hand turning and Nirvana will be the last property 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)

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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<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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

**Lampeter**  
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