



Henllan  
Llandysul  
Ceredigion  
SA44 5TN

Offers in Excess of £419,000

bettermove

# Llandysul

Bettermove are proud to present this 3 bedroom detached house in Henllan, Llandysul.

The property benefits from double glazing, oil central heating throughout and has off street parking available via a large driveway and private lane leading up to the property.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, shower room and utility room on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. This beautiful property was featured on an episode of Escape to the County, with the exterior boasting large gardens, steps down to the river and a national trust pathway located within the property grounds too.

Full Eco grant available on this property for solar panels and a heat source pump free via the Welsh Government.

Located in the popular town of Llandysul, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Although being in a tucked away location this property is only 10 minutes away from town and close to many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



## Ground Floor

Approx. 686.4 sq. feet



## First Floor

Approx. 576.6 sq. feet



Berllan, Henllan, LLANDYSUL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>36</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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