

*Conveniently located. A nicely presented 3 bedroomed semi detached house with front parking, rear garden and nice views. Llandysul, West Wales*



4 Heol Y Dderwen, Pontwelly, Llandysul, Carmarthenshire. SA44 4RW.

£175,000

REF: R/4220/LD

\*\*\* A conveniently located semi detached house \*\*\* Nicely presented 3 bedroomed accommodation \*\*\* Private and pleasant rear garden - Lawned with a mature hedge \*\*\* Oil fired central heating and double glazing \*\*\* Deceptive and comfortable Family home

\*\*\* Off street parking to the front for four vehicles \*\*\* Garden shed and patio area \*\*\* Fine views to the rear over the Teifi Valley

\*\*\* Conveniently positioned on the outskirts of the popular Market Town of Llandysul \*\*\* In a popular location close to Bro Teifi Primary and Secondary Schooling \*\*\* Attractively positioned - Semi rural position



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

The property is located on the edge of the popular Market Town of Llandysul, within close proximity to a good range of local amenities including Shops, Doctors Surgery, Chemist, Supermarkets, Leisure Centre and both Primary and Secondary Schooling and being within easy travelling distance of the Ceredigion Heritage Coastline, to the West, and the County Town and Employment Centre of Carmarthen, to the East.

## GENERAL DESCRIPTION

A well positioned semi detached Family home enjoying 3 bedroomed accommodation with a pleasant and private rear garden and off street parking to the front.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation, radiator.



## LIVING ROOM

13' 8" x 11' 0" (4.17m x 3.35m). With radiator, open fireplace, picture rail.



## KITCHEN/DINER

20' 0" x 10' 9" (6.10m x 3.28m). A fully fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, integrated oven, 4 ring hob, sliding patio doors to the rear patio area, radiator.



## KITCHEN/DINER (SECOND IMAGE)





**KITCHEN/DINER (THIRD IMAGE)****UTILITY ROOM**

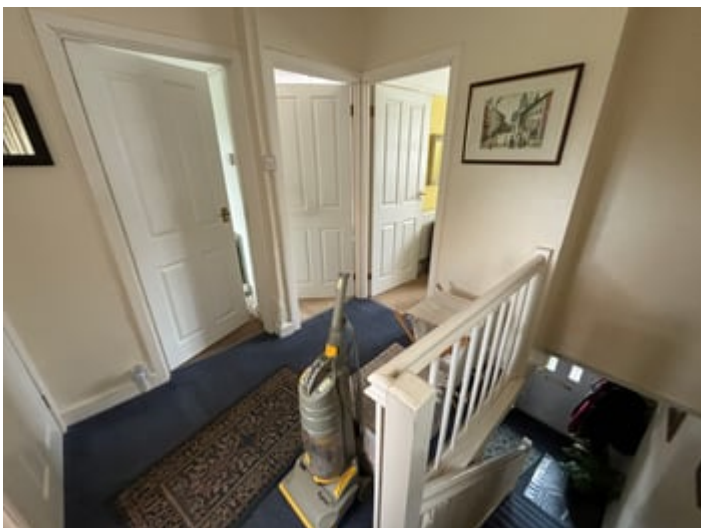
11' 5" x 7' 7" (3.48m x 2.31m). With fitted units, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, tumble dryer and dishwasher, Grant oil fired central heating boiler running all domestic systems within the property, UPVC rear entrance door, radiator.

**W.C.**

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

**FIRST FLOOR****LANDING**

With access to the loft space.

**BATHROOM**

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

**REAR BEDROOM 2**

11' 0" x 11' 7" (3.35m x 3.53m). With radiator, airing cupboard housing the hot water cylinder and immersion, fine views to the rear over open farmland and the Teifi Valley.

**VIEW FROM BEDROOM 2**

### FRONT BEDROOM 1

11' 0" x 10' 0" (3.35m x 3.05m). With built-in wardrobes, radiator.



### FRONT BEDROOM 3

7' 9" x 8' 0" (2.36m x 2.44m). With radiator.



### EXTERNALLY

#### GARDEN

The property enjoys a private and pleasant rear garden area laid mostly to level lawn with a mature hedge boundary to either side. Directly to the rear of the property lies a level patio area providing fantastic outdoor entertaining space and also enjoying a side concreted pathway that leads from the parking area.



#### GARDEN (SECOND IMAGE)





**GARDEN (THIRD IMAGE)****GARDEN SHED****VIEWS**

Fine views to the rear over open farmland and the Teifi Valley.

**PARKING AND DRIVEWAY**

A tarmacadamed drive way to the front of the property with parking for four vehicles.

**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A well positioned Family home with a delightful rear garden and valuable off street parking.

**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 Carmarthenshire County Council. Council Tax Band for the property - '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 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.

## Directions

From Llandysul proceed along the main A486 Pentrecwrt road for approximately half a mile until reaching the Half Moon Public House straight in front of you. Bear left and the junction and continue over the fly over. Number 4 Heol Y Dderwen will be located thereafter on your right 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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