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**RICS**



Since 1989

*A traditional and cosy terraced house within the popular village of Llandysul, West Wales*



**5 Marble Terrace, Llandysul, Ceredigion. SA44 4DB.**

**REF: R/3740/AM**

**£109,950**

\*\*\* No onward chain \*\*\* Set within the popular village of Llandysul \*\*\* An attractive and prominent well positioned terrace house \*\*\* Great views over looking Llandysul and the Teifi Valley \*\*\*

\*\*\* 3 bedroomed accommodation \*\*\* Part economy 7 heating and part solid fuel central heating \*\*\*

\*\*\* Rear terraced garden with lawned and vegetable areas \*\*\* attractive views over the Teifi Valley \*\*\* Great potential as an investment, first time buyers or family home \*\*\*

\*\*\* Popular position - With a good range of local facilities and Primary and Secondary Schooling \*\*\* Close to the Coast - Yet a 30 minute drive from the M4 Motorway \*\*\* To view contact us today \*\*\*



### Location

Conveniently positioned within the picturesque Teifi Valley village of Llandysul, a few minutes walk to the Town Park and meadows and an array of Shops, Public Houses, Eating Houses, a 5 minute drive to the new are Primary and Comprehensive School, a 30 minute drive to Carmarthen and the link road to the M4 Motorway and a 20 minute drive to the Cardigan Bay Coast and picturesque outstanding Beaches.

### General Description

The placing of 5 Marble terrace on the open market provides an excellent opportunity to acquire a deceptive town house benefitting from 3 bedroomed accommodation. The property would benefit from from general modernisation and updating.

To the rear lies a terraced lawned garden area with steps leading up from the rear of the property. There is no parking with the property but it does benefit being within easy walking distance to a wide range of amenities.

The property in particular offers the following.

### Reception hallway

With a Timber front entrance door and Night Storage Heater. Timber staircase leading to the first floor.

### Reception Room

13' 3" x 9' 7" (4.04m x 2.92m) With a fireplace, built in cupboards, radiator and a night storage heater.



### Living Room

18' 1" x 12' 7" (5.51m x 3.84m) Stone multi fuel fireplace with a back boiler and an open flue. Radiator and night storage heater.



### Kitchen

19' 0" x 10' 3" (5.79m x 3.12m) Fitted floor and wall cupboards. Double drainer sink unit. Cooker point. Radiator. Side half glazed UPVC entrance door.



## First floor

### Landing

Built in airing cupboard with a copper cylinder immersion heater.



### Bedroom 1

14' 9" x 12' 1" (4.50m x 3.68m)



### Box room / Study

6' 9" x 5' 5" (2.06m x 1.65m)

## Family bathroom

A 4 piece suite comprising of a panelled bath, low level flush W.C., pedestal wash hand basin and a walk in shower with an electric shower. Half tiled walls.



### Bedroom 2

9' 4" x 7' 6" (2.84m x 2.29m)



### Bedroom 3

12' 9" x 10' 4" (3.89m x 3.15m)



## Externally

### Garden

Access via the side entrance door with a concrete courtyard leading to a terraced garden. The garden is fenced with part being lawned and part vegetable patch. The garden benefits from peaceful views of the Teifi Valley.



### Views



### Rear of Property



## Agent's Comments

A well positioned home perfect for first time buyers.

### 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 - 'C'.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, Part economy 7 central heating and solid fuel central heating with a back boiler and part UPVC double glazing.

### Directions

In Llandysul Town Centre travelling along the 'One Way' system along Kings Street take the turning just before the Bus Stop, opposite James Jones & Francis Solicitors onto Lon Wesley and Marble terrace will be the first street on your right hand side. Number 5 will be located in the centre, as identified by the Agents 'For Sale' board.

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](https://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

