

*Attention 1st time buyers! End of terrace 2 bedroom townhouse with views over wooded valley.  
Llandysul Town Centre, West Wales.*



**Henfryn, High Street, Llandysul, Ceredigion. SA44 4DJ.**

**£159,950**

**R/4084/ID**

**\*\* Attention 1st time buyers/family home! \*\* End of terrace 2 bedroom town house \*\* Private parking for 1 car to the rear \*\* Lovely views over wooded valley \*\* Convenient town centre location \*\* Walking distance to all town amenities \*\* Oil fired central heating \*\* Double glazing throughout \*\* Opportunity not to be missed! \*\***

The property comprises of entrance hall, kitchen/dining room, rear lounge. First floor - 2 bedrooms and shower room.

The town of Llandysul lies in the heart of the picturesque Teifi valley and offers a good range of shops, bars and public houses. It is on a bus route close to a new primary school with excellent connectivity to other major marketing and amenity centres and only 30 minutes drive from Carmarthen and the link road to the M4 motorway and equidistant to the Cardigan Bay coast with several popular sandy beaches.



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## Entrance Hall

16' 7" x 3' 0" (5.05m x 0.91m) via half glazed uPVC door, lightwell above, tiled flooring, panels to half wall, central heating radiator.



## Kitchen/Dining Room

9' 10" x 12' 1" (3.00m x 3.68m) with a range of base cupboard units with compact laminate worktop above, stainless steel drainer sink, breakfast bar with space for 4 seats, Leisure electric oven and grill with 4 ring electric hob above, double glazed window to front, plumbing for automatic washing machine, plumbing for dishwasher, central heating radiator, blocked open fireplace with shelves, pantry cupboard.



### Rear Lounge

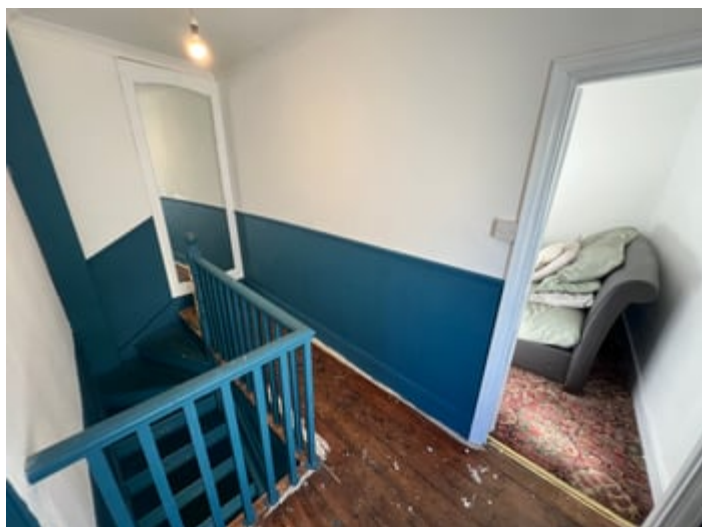
11' 7" x 13' 8" (3.53m x 4.17m) with open fireplace with real flame gas stove, double glazed window to rear with lovely wooded valley views, double glazed window to side, central heating radiator, laminate flooring, TV point.



### FIRST FLOOR

#### Landing

13' 4" x 8' 9" (4.06m x 2.67m) with staircase from ground floor, double glazed window to side, central heating radiator.



#### Front Bedroom 1

13' 3" x 9' 6" (4.04m x 2.90m) double glazed window to front, central heating radiator, TV point.





### Rear Bedroom 2

11' 5" x 8' 8" (3.48m x 2.64m) with double glazed window to rear with views over valley, central heating radiator, TV point.



### Bathroom

8' 3" x 4' 6" (2.51m x 1.37m) a 3 piece white suite comprising of a walk-in shower unit with Mira electric shower above, low level flush WC, pedestal wash hand basin, extractor fan, frosted window to rear, central heating radiator.



## EXTERNAL

### To the Rear

There is a patio area laid to slabs, graveled parking area with space for 1 car, views over the Teifi valley, store shed.





### To the Front

To the front is a railed forecourt.



### 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 advised the property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure - Freehold.

Council Tax Band C.

### Directions

The property is located in the centre of the town. As you drive through the town along High Street continue to the end of the one-way system and the property is located on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(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 

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

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