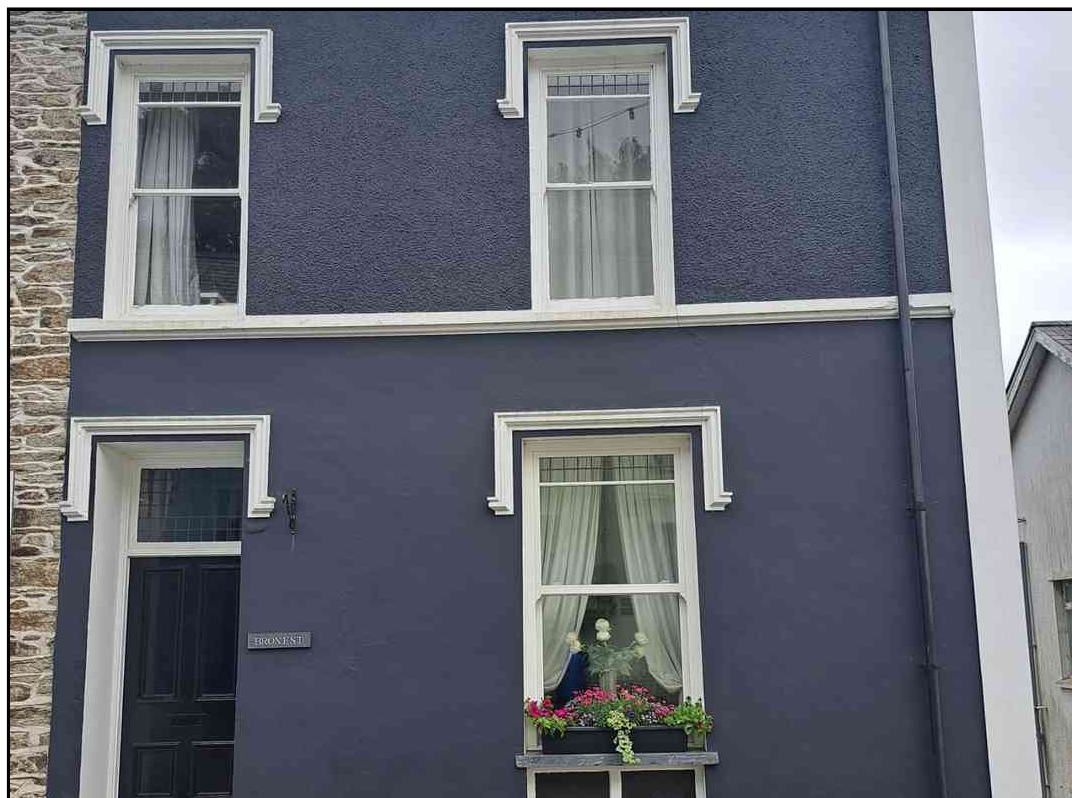


*A deceptive Victorian end of terrace four storied property with 4 bedroomed accommodation.
Llandysul, West Wales*



Bronest, Wind Street, Llandysul, Ceredigion. SA44 4BD.

£299,950

REF: R/4499/LD

*** A deceptive Victorian end of terrace property *** Four storied 4 bedroomed accommodation *** Period yet enjoying all everyday modern conveniences *** Stylish accommodation with a modern Bespoke kitchen and bathroom *** Family friendly with ample living accommodation *** Tastefully presented living accommodation *** Oil fired central heating, double glazing and Superfast Broadband connectivity *** Perfect for home working

*** Prominent centre of Town location *** Parking to rear *** Private garden area being laid to lawn and gravel with steps leading onto the rear access point

*** Level walking distance to a range of local facilities within the Market Town of Llandysul *** Within close proximity to Ysgol Bro Teifi School *** Fantastic views to the rear over Llandysul Playing Fields, River Teifi and Valley *** Prepare to be impressed - Contact us today to view *** A dream Family home in a Town Centre environment



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



ABERAERON
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Ceredigion, SA46 0AS
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aberaeron@morgananddavies.co.uk



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

LOCATION

The property is situated within the picturesque Teifi Valley Market Town of Llandysul. The Town benefits from a recently built Ysgol Bro Teifi Primary and Secondary School. The property is within walking distance to everyday local facilities as well as Cafes, Bars, Petrol Station, Places of Worship and Llandysul Paddlers Kayaking and Canoe Centre. The larger Market Towns and Administrative Centres of Cardigan, Aberystwyth, Lampeter and Carmarthen lie nearby, with the M4 Motorway connection within a 20 minute drive from the property.

GENERAL DESCRIPTION

Bronest is a deceptive Victorian end of terrace property that offers four storied 4 bedroomed accommodation. The property has been refurbished in recent years yet retaining many of its original period character and charm. It offers the most perfect Family home in a Town Centre environment. The property benefits from oil fired central heating, double glazing, a new fitted Bespoke kitchen and bathroom.

To the rear lies off street parking, a garden and amazing views over Llandysul countryside.

THE ACCOMMODATION

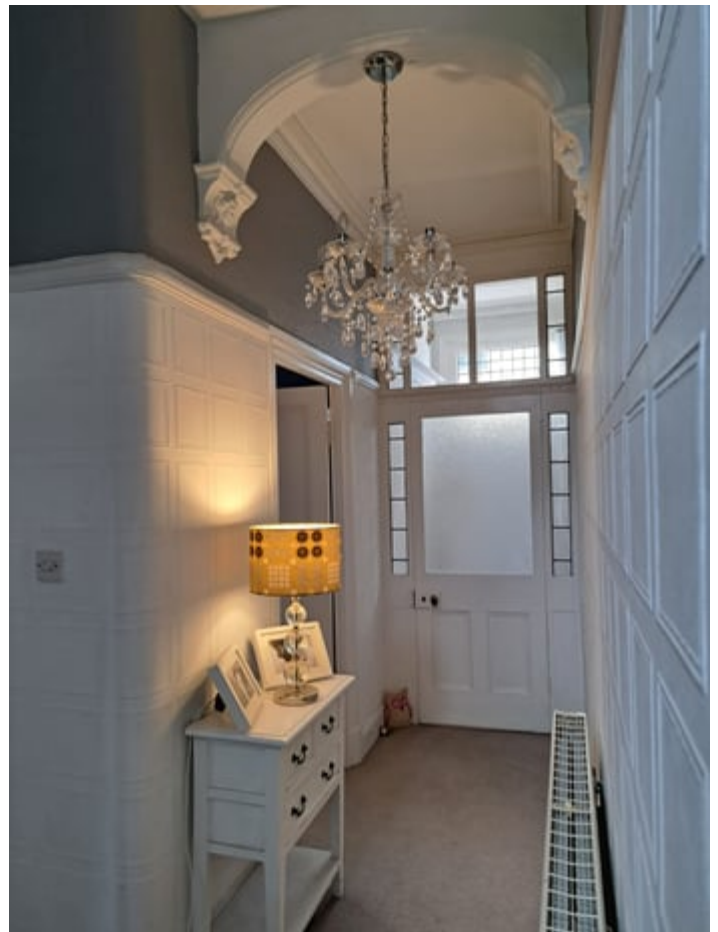
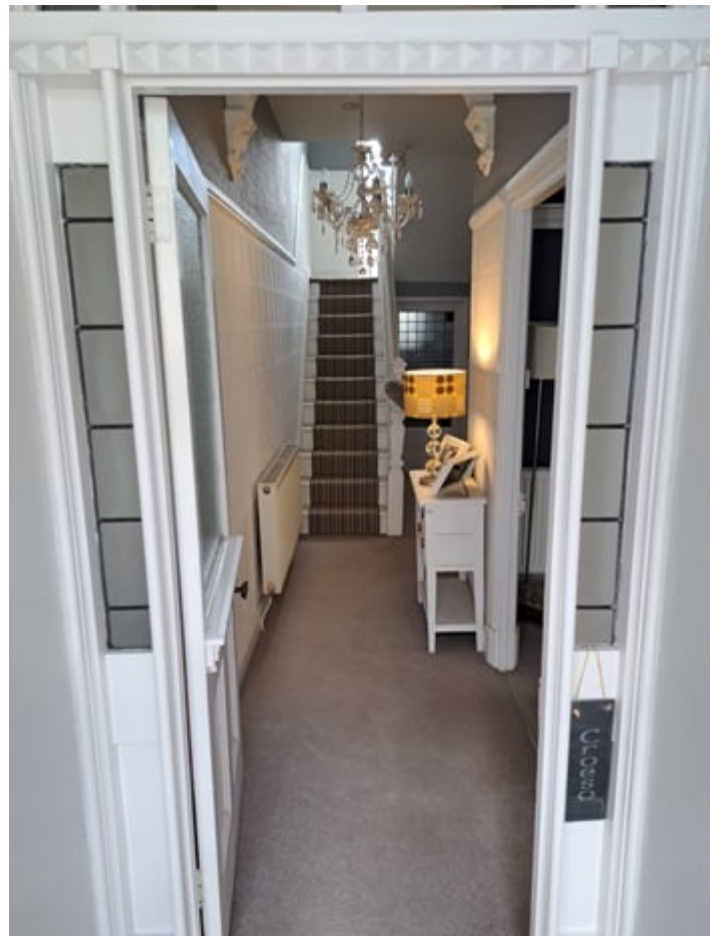
The accommodation at present offers more particularly the following.

FRONT ENTRANCE PORCH

With a traditional front entrance door with fan light over, wooden timber flooring.

VICTORIAN RECEPTION HALL

With Victorian panelled walls, radiator, staircase to the first floor accommodation and lower ground floor.





LIVING ROOM

13' 5" x 13' 5" (4.09m x 4.09m). With a cast iron fireplace with surround, two radiators, double aspect windows, picture rail.



LIVING ROOM (SECOND IMAGE)



REAR SITTING ROOM

15' 7" x 11' 7" (4.75m x 3.53m). With large picture window enjoying views over the rear garden and Llandysul Playing Fields beyond, open fireplace with slate hearth, radiator.



LOWER GROUND FLOOR

REAR ENTRANCE HALL

With a traditional half glazed entrance door, understairs storage cupboard, staircase to the ground floor accommodation, large linen cupboard.



KITCHEN

15' 6" x 10' 0" (4.72m x 3.05m). A Bespoke cottage style fitted kitchen with a range of wall and floor cupboards with oak surfaces over, double Belfast sink with mixer tap, Range Master electric cooker stove with electric hob and extractor hood over, seated bay window, two radiators, slate flooring.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



FAMILY BATHROOM

10' 5" x 7' 2" (3.17m x 2.18m). Having a stylish 4 piece suite comprising of a roll top bath with shower attachment, walk-in shower, double door vanity unit with wash hand basin, low level flush w.c., antique style radiator and towel rail.



UTILITY ROOM



11' 8" x 5' 1" (3.56m x 1.55m). With plumbing and space for automatic washing machine and tumble dryer, slate flooring.

FIRST FLOOR

LANDING

With large vertical window enjoying fantastic views, staircase leading to the second floor accommodation.



REAR BEDROOM 2

12' 0" x 10' 8" (3.66m x 3.25m). With radiator, fantastic views over the Teifi Valley and Llandysul Playing Fields, seated bay window.



W.C.

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



FRONT BEDROOM 3

13' 4" x 10' 10" (4.06m x 3.30m). With double aspect windows, radiator.



FRONT BEDROOM 4/STUDY

13' 7" x 7' 6" (4.14m x 2.29m). With radiator.

SECOND FLOOR

PRINCIPLE SUITE/BEDROOM 1

20' 3" x 18' 3" (6.17m x 5.56m). With two undereaves storage cupboards, raised dressing areas with large picture window enjoying views over Llandysul Playing Fields, River Teifi and Valley.



BEDROOM 1 (SECOND IMAGE)



EXTERNALLY

GARDEN



The garden is located to the rear of the property being laid to gravel and lawned areas with a SMALL GARDEN SHED and a pathway that leads onto the gated rear entrance point.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

The property benefits from a rear parking area for two vehicles.



PLEASE NOTE

There is a private right of way to the rear of the property leading to the adjoining four dwelling houses for residents only access.

POTENTIAL DEVELOPMENT OPPORTUNITY

At the lower end of the garden, there is a potential development opportunity, which (subject to planning consent) could be used for the erection of a Holiday Let, Flat, Annex or Garage.

VIEWS

Fantastic views to the rear over Llandysul Playing Fields, River Teifi and Valley.



REAR OF PROPERTY



TOWN PLAYING FIELDS



AGENT'S COMMENTS

A deceptive and stylish Family home in a convenient Town Centre location.

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 Ceredigion 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

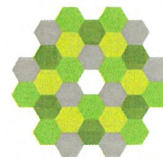
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage,

oil fired central heating, double glazing, telephone subject to
B.T. transfer regulations, Superfast Broadband subject to
confirmation by your Provider.

HM Land Registry

Official copy of
title plan

Title number **CYM38374**
Ordnance Survey map reference **SN4140NE**
Scale **1:1250**
Administrative area **Ceredigion / Ceredigion**

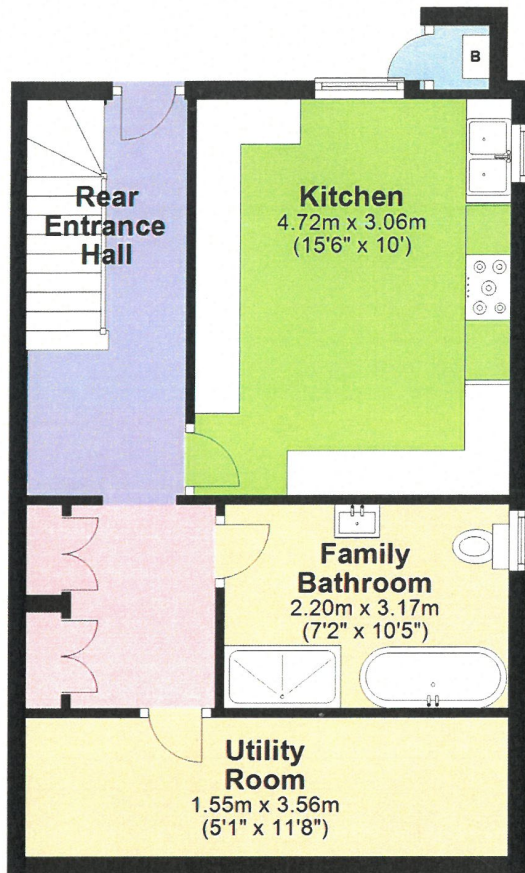


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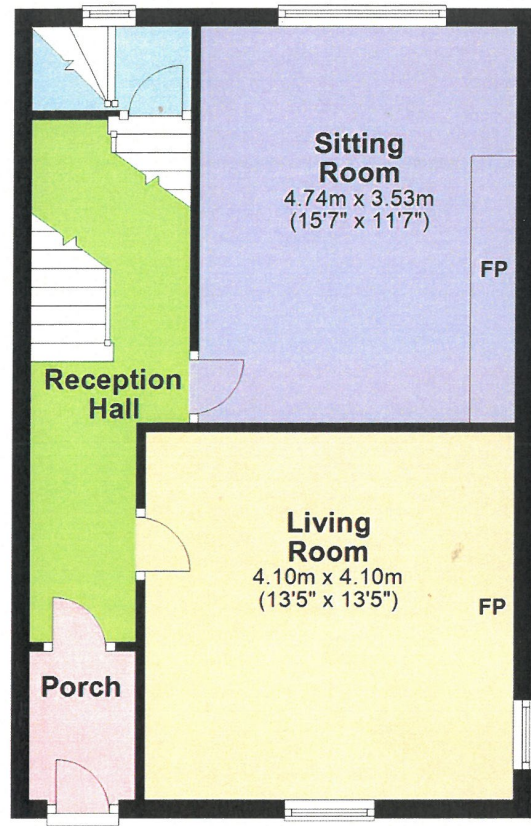
Lower Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



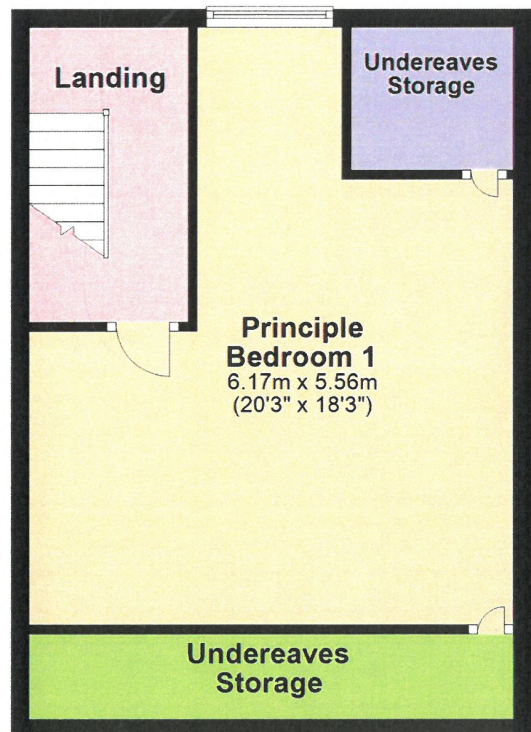
First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



Second Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 179.4 sq. metres (1931.0 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.

Bronest, Wind Street, Llandysul

Council Tax: Band C

N/A

Parking Types: Off Street. Residents.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: E (52)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

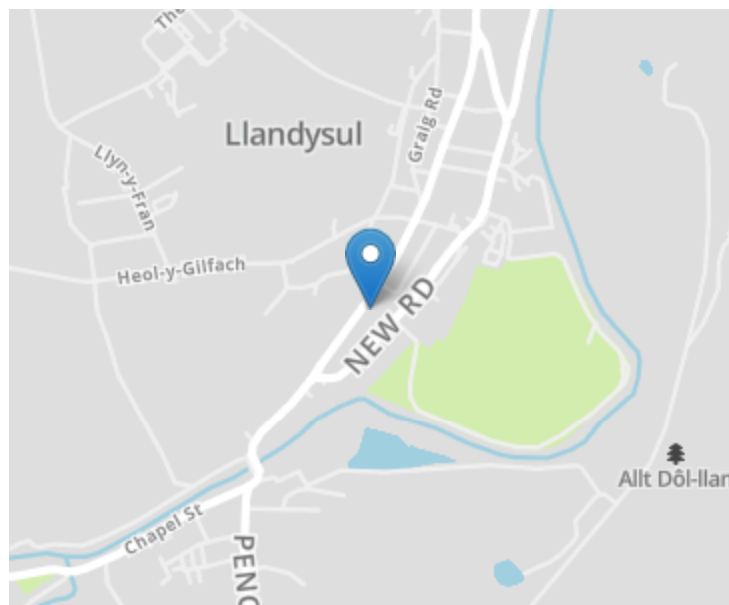
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? Yes

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? Yes



Directions

On entering the main 'One Way' thoroughfare in Llandysul continue up the junction for Bridge Street. As you enter Wind Street after approximately 500 yards the property will be located on your right hand side with the rear access to the side of the property.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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