

An elegant and luxurious 3 bedroom detached dormer bungalow with outstanding countryside views. Located on the edge of the popular Teifi Valley town of Llandysul - West Wales.



Clover Cottage, Llyn Y Fran Road, Llandysul, Ceredigion. SA44 4JW.

£425,000

REF R/5165/ID

**** A modern and elegant 3 bed detached dormer bungalow ** Located in the sought after Llyn Y Fran road, on the outskirts of the popular Teifi Valley town of Llandysul ** Highest quality fixtures and fittings throughout ** Feature sunroom to the rear with outstanding country views towards the Preseli mountains ** Generous enclosed garden ** Ample private parking ** Integral Garage ** Finished to an exceptional standard ** Ideal for those seeking a high quality home ** Walking distance to local amenities ** One of the finest properties to come to this market within the popular Teifi Valley town of Llandysul ****

The property comprises of entrance hall, lounge, kitchen/dining room, feature sun room/utility room, ground floor bedroom with en-suite. First floor - 2 double bedrooms.

The property is situated along Llyn Y Fran road on the northern reaches of the former market town of Llandysul. The town offers a good level of local amenities and services including community primary and secondary schooling, range of local retailers, leisure centre, public houses, restaurants, cafes, doctors surgery, good public transport connectivity, places of worship and much more. The Cardigan Bay coastline is within a 20 minute drive of the property. The County town of Carmarthen and the gateway to the M4 motorway and national rail connections being a 30 minute from Llandysul.



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GENERAL

The placing of Clover Cottage on the open market provides prospective purchaser with the opportunity to acquire an outstanding modern dormer bungalow perfect for those seeking high standard living accommodation.

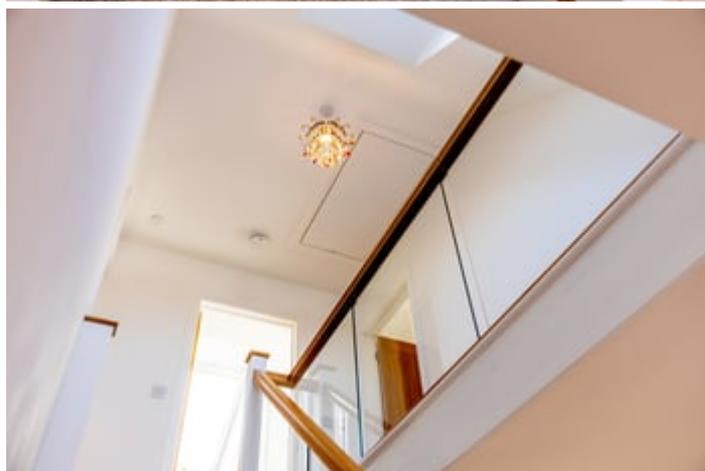
The property is attractive to a range of purchasers with the benefit of having a ground floor bedroom and en-suite. Sprinkler system and zonal underfloor heating.

Enjoying an outstanding views over open countryside and has an exceptional sun room to the rear making the most of this.

The property was finished in 2021 and benefits from a 10 year building warranty.

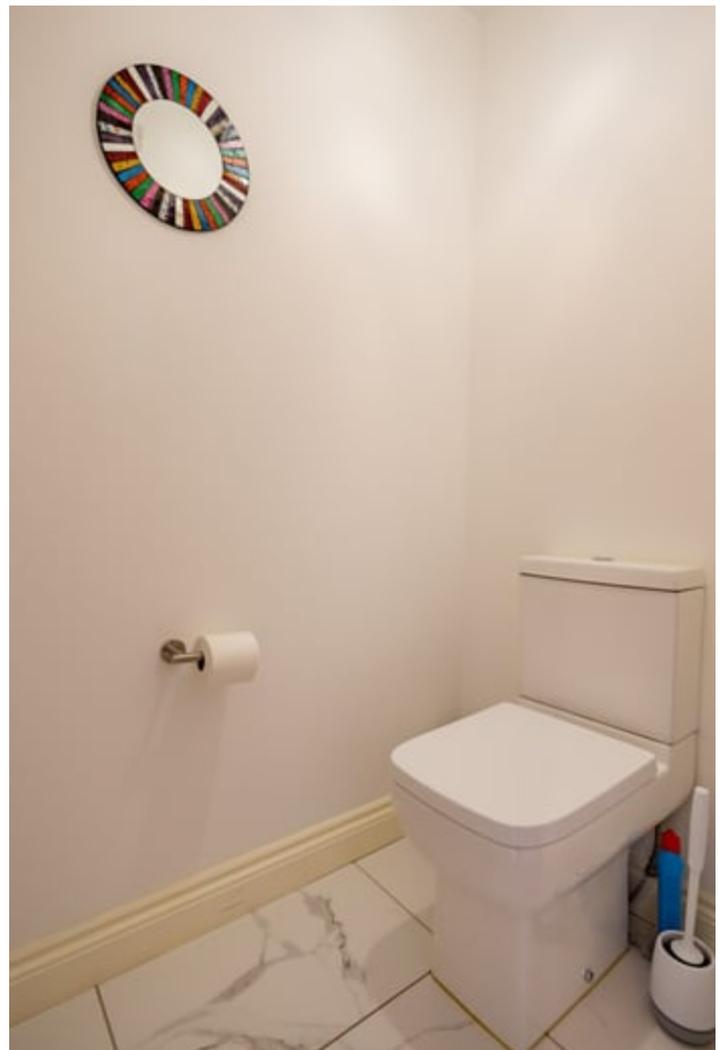
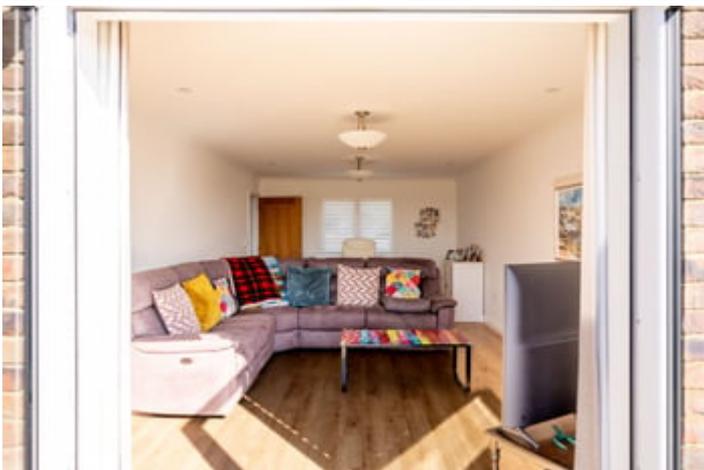
Entrance Hall

19' 2" x 7' 0" (5.84m x 2.13m) via half glazed composite door with frosted side panel, ceramic tiled flooring, stairs to first floor, glass balustrade, oak door leading to -



Lounge

12' 3" x 23' 7" (3.73m x 7.19m). A spacious lounge with double glazed window to front with plantation shutters, engineered oak flooring, 6' patio door to rear garden with outstanding views over open countryside.



Cloakroom

3' 0" x 5' 8" (0.91m x 1.73m) with a corner vanity unit, wash hand-basin, dual flush WC, stainless steel towel rail.

Kitchen/Dining Room

11' 3" x 18' 8" (3.43m x 5.69m) A sleek and elegant room comprising of shaker style base and wall cupboard units with oak effect working surfaces above. Candy electric oven with integral microwave above, 4 ring ceramic hob with modern extractor above, ceramic sink, integral dishwasher, integrated fridge freezer, pull out larder unit and wine cooler. Spotlights to ceiling, ceramic tiled flooring, space for dining table and 8' bi-fold doors leading to -





Feature Sun Room

11' 0" x 11' 7" (3.35m x 3.53m) of dwarf wall construction with uPVC surround with glazed patio doors to rear which makes the most of the breathtaking view of the open countryside, tiled flooring and spotlights to ceiling.



Utility

10' 3" x 6' 0" (3.12m x 1.83m) with a range of fitted cupboard units with oak effect working surfaces above, stainless steel drainer sink, automatic washing machine and tumble dryer, ceramic tiled flooring, glazed door to rear and fire door leading to -



Integral Garage

10' 2" x 17' 5" (3.10m x 5.31m) with electric roller door, double glazed window to rear, Worcester LPG boiler, access hatch to loft (being ideal for storage).



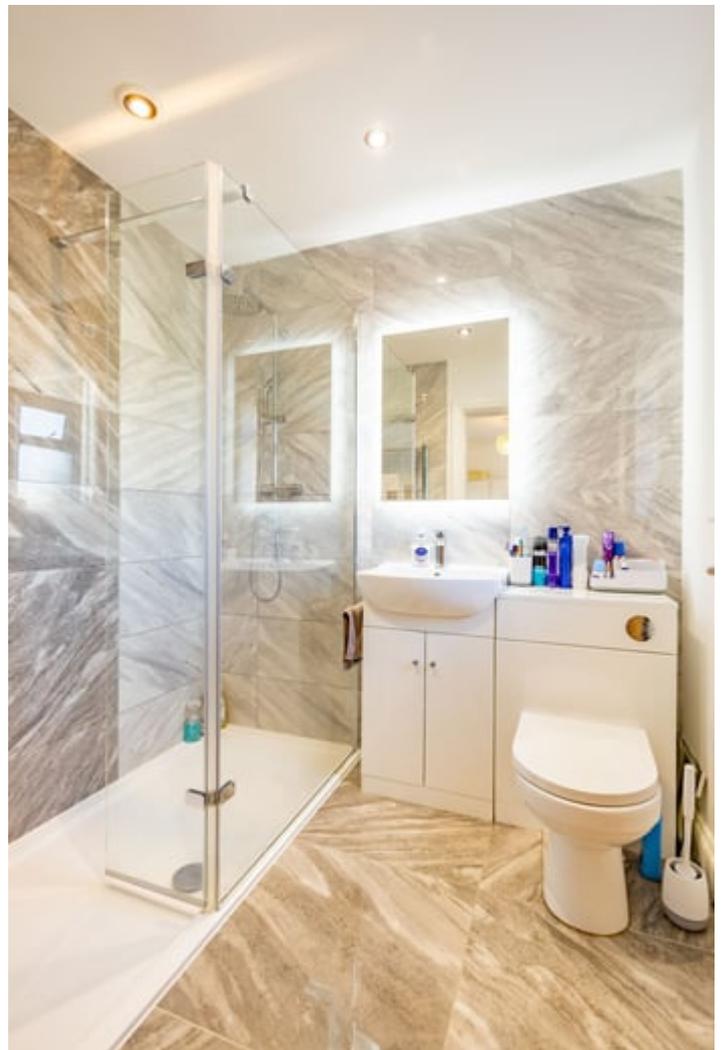
Ground Floor Double Bedroom 1

12' 1" x 11' 7" (3.68m x 3.53m) Double glazed window to front with plantation shutters, engineered oak flooring, wall lights, door leading to -



En-suite

6' 0" x 6' 7" (1.83m x 2.01m) A modern suite comprising of walk-in shower unit with mains rainfall shower above with pull out head. Gloss white vanity unit with inset wash-hand basin, concealed WC, luminous mirror, tiled flooring, part tiled walls, stainless steel heated rail and extractor fan.





FIRST FLOOR

Landing

11' 3" x 6' 7" (3.43m x 2.01m) with Velux window to front, oak staircase with glass balustrades, under-eave storage, access hatch to loft.



Double Bedroom 2

11' 7" x 19' 8" (3.53m x 5.99m) with dormer window to front with plantation shutters, Velux window to rear making the most of the incredible views and spotlights to ceiling.



Double Bedroom 3

12' 2" x 19' 8" (3.71m x 5.99m) with dormer window to front with plantation shutters, Velux window to rear with incredible views.





Main Bathroom

5' 8" x 8' 7" (1.73m x 2.62m) with Velux window, modern 3 piece suite comprising of a 'P' shaped panelled bath with mains shower above with pull out head, gloss white vanity unit with wash-hand basin, dual flush WC, stainless steel towel rail, extractor fan, tiled walls and floor.



EXTERNAL

To the front

The property is approached via a gravelled driveway with ample private parking for several cars and access to the integral garage, front lawned area and pathways to both sides leading -





To the rear

A most attractive rear garden mostly laid to lawn with good level patio area laid to slabs and feature parasol, being fully enclosed and south facing - a perfect place to sit and enjoy the afternoon/evening sun. Also, amazing views over open countryside to the rear.





MONEY LAUNDERING

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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

Services

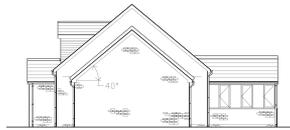
The property benefits from mains water, electricity and drainage. LPG central heating with sunken tank. Double glazing throughout.

Tenure : Freehold.

Council Tax Band : E (Ceredigion County Council).



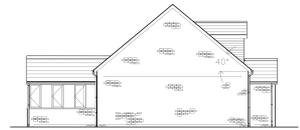
Front elevation 1:100th Scale



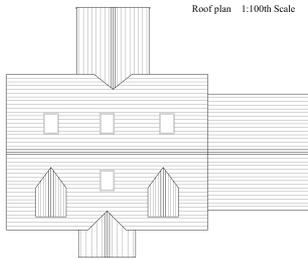
Side elevation 1:100th Scale



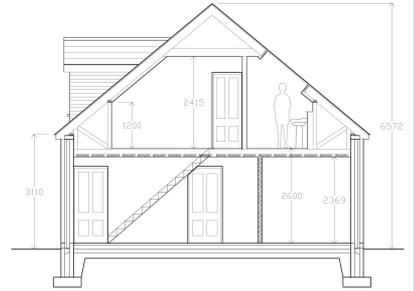
Rear elevation 1:100th Scale



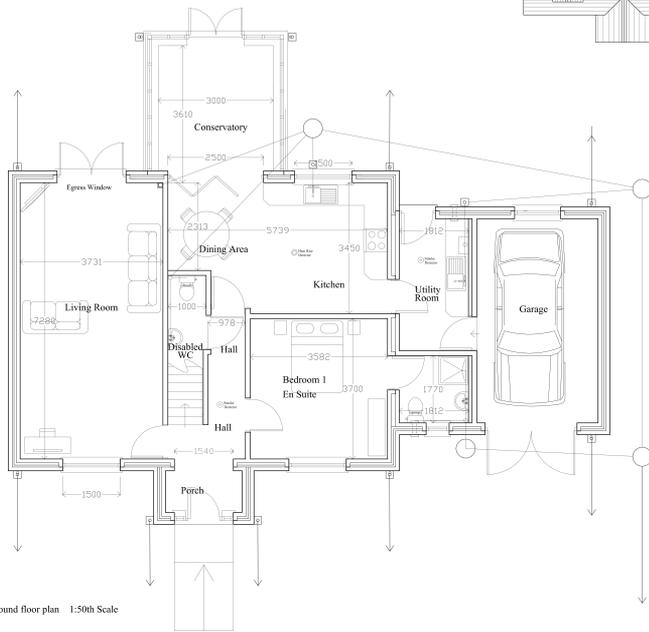
Side elevation 1:100th Scale



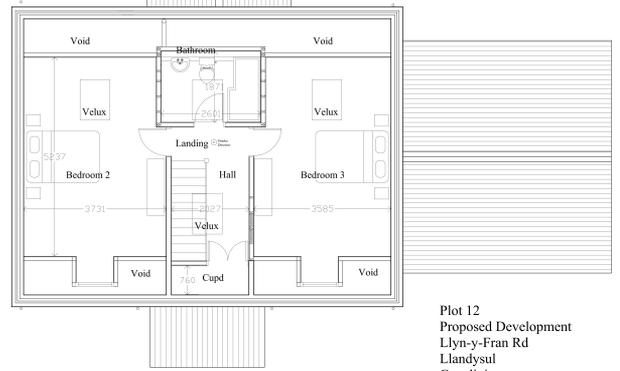
Roof plan 1:100th Scale



Typical section 1:50th Scale



Ground floor plan 1:50th Scale



First floor plan 1:50th Scale

Plot 12
Proposed Development
Llyn-y-Fran Rd
Llandysul
Ceredigion
Drawing No. BD1620/BR12 Rev E
Scale - As Shown @ A1
Drawn October 2019

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (85)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

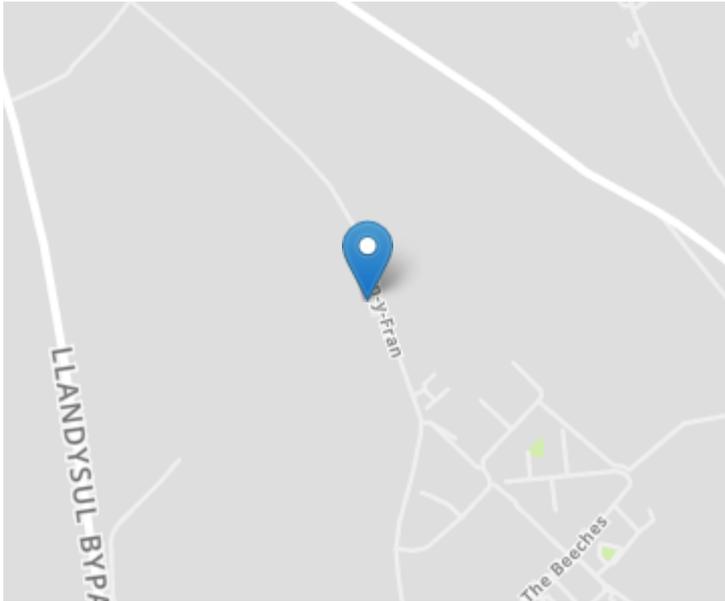
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Travelling south on the A487 coast road to Synod Inn, take the left hand turn onto the A486 towards Llandysul. Continue on this road for approximately 9 miles until you reach a roundabout. Take the first exit passing the new school and take the first right hand turn to Llyn Y Fran Road. Continue for approximately 1/4 mile and the property will be found 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+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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