

Impressive 2/3 bed bungalow set within a commodious plot with substantial private south facing rear garden and walking distance to village amenities. Llandysul - West Wales.



Porth Yr Awel, 9 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.

£325,000

Ref R/4815/RD

****Impressive 2/3 bed bungalow**Set within a large and private corner plot**Ample off road parking**Detached Garage**Modern Kitchen extension with feature decking area overlooking garden and adjoining countryside**Substantial private rear garden space being south facing enjoying all day sunshine**Tastefully presented and well maintained**One of the largest plots on this sought after development**A comfortable family accommodation**Walking distance to town amenities, school and doctors surgery.**A WONDERFUL OFFERING TO THE MARKET PLACE AND MUST BE VIEWED TO BE APPRECIATED****

The property is situated within the Market town of Llandysul with its popular community primary and secondary school, doctors surgery, places of worship, mini supermarket, traditional high street offerings, swimming pool and excellent public transport connectivity to the Cardigan Bay coastline. The town sits in a great strategic location on the boundaries of Carmarthenshire, Ceredigion and nearby Pembrokeshire. Carmarthen and the coastline being equi distant 20 minutes drive from the property along the M4 and network rail connections.



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GENERAL

A spacious 2-3 bed bungalow set within a commodious plot enjoying a wonderful southerly aspect to the rear which is a notable feature of the property.

In more recent times the property has been extended to provide a larger kitchen, dining and living space connecting to an external decking area which overlooks the garden.

The garden itself offers various pockets of interest including south facing patio areas, productive vegetable patches and glass house, mature planting of trees and shrubs to borders.

All in all great offering to the market place.

THE ACCOMMODATION

Entrance Hallway



5' 9" x 24' 6" (1.75m x 7.47m) accessed via covered porch area into an L shaped hallway with upvc glass door and side glass panel, oak flooring, radiator. Access to loft. Electric sockets. Side cloakroom.

Bathroom

7' 3" x 11' 7" (2.21m x 3.53m) A fully refurbished white modern suite including p shaped panelled bath with shower over, heated towel rail, single wash hand basin and w.c. combined vanity unit, fully tiled walls and flooring, window to front.



Front Bedroom 1



10' 9" x 8' 7" (3.28m x 2.62m) a double bedroom, window to front, multiple sockets, radiator.

Rear Bedroom 2

11' 9" x 11' 3" (3.58m x 3.43m) a double bedroom, window to rear overlooking garden area with distant country views, multiple sockets, radiator.



Study/(Potential Bedroom 3)



10' 7" x 9' 8" (3.23m x 2.95m) providing potential bedroom space with fitted double airing cupboard, window and door to -

Utility Room



6' 5" x 14' 4" (1.96m x 4.37m) with a range of base and wall units, 1½ stainless steel sink and drainer with mixer tap, washing machine connection point, rear window to garden. Connecting door into kitchen.

Lounge



12' 1" x 19' 9" (3.68m x 6.02m) accessed from the entrance hallway with feature electric fire and surround, oak flooring, multiple sockets, radiator. Large window to front, double glass doors down into -

Kitchen

Rangemaster electric cooking range with extractor over, tiled splash back, dual aspect windows to front and rear allowing excellent natural light, tiled flooring, tv point, space for dining table and additional space for seating. 9'5" bifold doors to rear decking area, spot lights to ceiling.

EXTERNALLY

To The front

The property is approached from the adjoining estate road into a side driveway and front patio area with raised decorative gravelled space with mature planting.

Separate parking and driveway leading to rear garden area.



on Parc Yr Ynn.

Raised decking area from the kitchen providing a wonderful relaxation space and seating area.

Steps leading down to the main garden area, predominately laid to lawn with side south facing patio and seating, productive vegetable patch, mature shrubs and trees to borders.

8' x 6' Glass House.

Timber Shed available subject to negotiation.



Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band - D (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

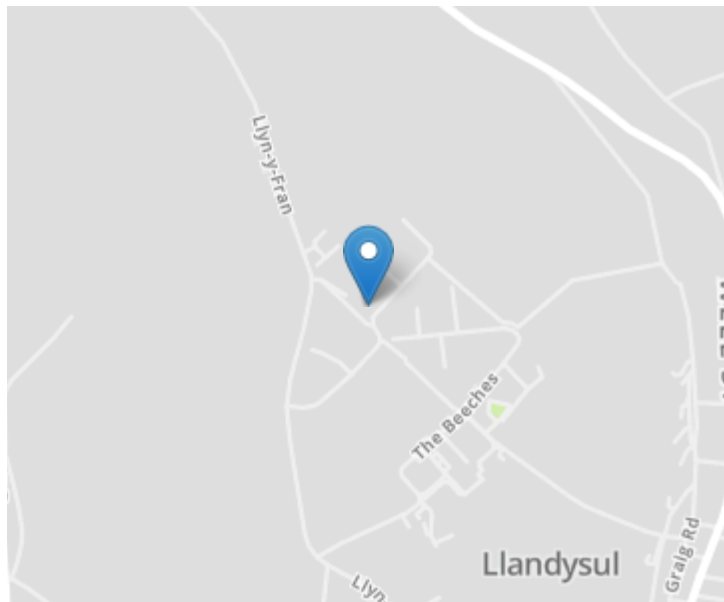
Any risk of coastal erosion? No

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

From Aberaeron the property is best approached by taking the A487 South towards Cardigan to Synod Inn, turning left onto the A486 Llandysul road. Proceed through the Villages of Ffostrasol, Croeslan and Horeb and after Horeb crossroads, and the new Business Park on your right hand side, take the first turning off the roundabout, passing the Ysgol Bro Teifi School, then take the first right hand turning towards the Town Centre. Continue past the Doctors Surgery on your left hand side and take the next left hand turning signposted Parc Yr Ynn. Drive into the estate and the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(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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