

An impressive and deceptive 3 bedroomed detached bungalow on a corner plot with low maintenance front and rear gardens. Sought after Estate. Llandysul West Wales



Brynderi, 45 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.

£315,000

REF: R/4651/LD

*** No onward chain *** A superbly presented and highly sought after detached bungalow *** Deceptive 3 bedroomed accommodation *** Family sized kitchen and modern bathroom

*** Attached garage with electric roller shutter door *** An impressive corner plot with low maintenance grounds *** Tarmacadamed driveway with parking for four vehicles *** Lawned garden to the front and side *** Patio area to the rear

*** Sought after residential estate - On the outskirts of the Market Town of Llandysul *** Local amenities on your doorstep and close to Ysgol Bro Teifi School *** 20 minute drive to the Cardigan Bay Coast at New Quay and also a 25 minute drive to the County Town of Carmarthen giving access to the M4 Motorway and National Rail Networks *** A property perfectly suiting Family accommodation or for retirement purposes *** Contact us today to view



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LOCATION

Parc Yr Ynn is a sought after residential locality on the outskirts of the popular and picturesque Market Town of Llandysul in the mid reaches of the Teifi Valley offering a comprehensive range of shopping and schooling facilities, less than half an hour's drive from the Cardigan Bay Coast with its popular sandy beaches, and equidistant to the County Town and Administrative Centre of Carmarthen and the link road to the M4 Motorway and National Rail Network connections.

GENERAL DESCRIPTION

Here we have for sale an impressive and nicely presented 3 bedroomed detached bungalow positioned on a select residential estate. The property benefits from oil fired central heating, double glazing, telephone and Broadband,

It sits within a sizeable corner plot with a large tarmacadamed driveway and low maintenance grounds to the front, side and rear. The property deserves early viewing.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With cloak cupboard, separate airing cupboard with Grant oil fired central heating boiler, hot water tank and immersion, radiator.



BEDROOM 1

13' 1" x 11' 11" (3.99m x 3.63m). With radiator, built-in wardrobes.



KITCHEN

16' 2" x 12' 8" (4.93m x 3.86m). A fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated fridge and dishwasher, counter top electric hob with extractor fan over, built-in microwave and oven, wood effect flooring.



KITCHEN (SECOND IMAGE)



ATTACHED GARAGE

15' 6" x 13' 9" (4.72m x 4.19m). With electric roller shutter door, rear UPVC entrance door, fitted sink unit, plumbing and space for automatic washing machine and tumble dryer.



INNER HALLWAY

With access to the loft space.

BEDROOM 3

8' 8" x 8' 0" (2.64m x 2.44m). With radiator.



BEDROOM 2

13' 7" x 10' 4" (4.14m x 3.15m). With radiator.



LIVING ROOM

18' 9" x 15' 6" (5.71m x 4.72m). With a coal effect electric fireplace with a feature stone surround, patio doors to the garden area, radiator, T.V. point.



LIVING ROOM (SECOND IMAGE)



BATHROOM

9' 7" x 7' 7" (2.92m x 2.31m). A modern and stylish 4 piece suite comprising of a corner shower cubicle, corner bath, double door vanity unit with wash hand basin, low level flush w.c., part tiled walls and floor, antique style radiator.



EXTERNALLY

GARDEN

The property enjoys a low maintenance and well presented corner plot being well maintained by the current Owners.

To the rear of the property lies large patio and gravelled areas being low maintenance and providing fantastic outdoor space. The garden is also private and not overlooked.

To the front and side of the property lies well kept lawned areas with various mature shrubs providing great privacy and a fantastic feature.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway with parking for four vehicles.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A well presented and high appealing detached bungalow in a sought after locality.

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 - 'E'.

MONEY LAUNDERING REGULATIONS

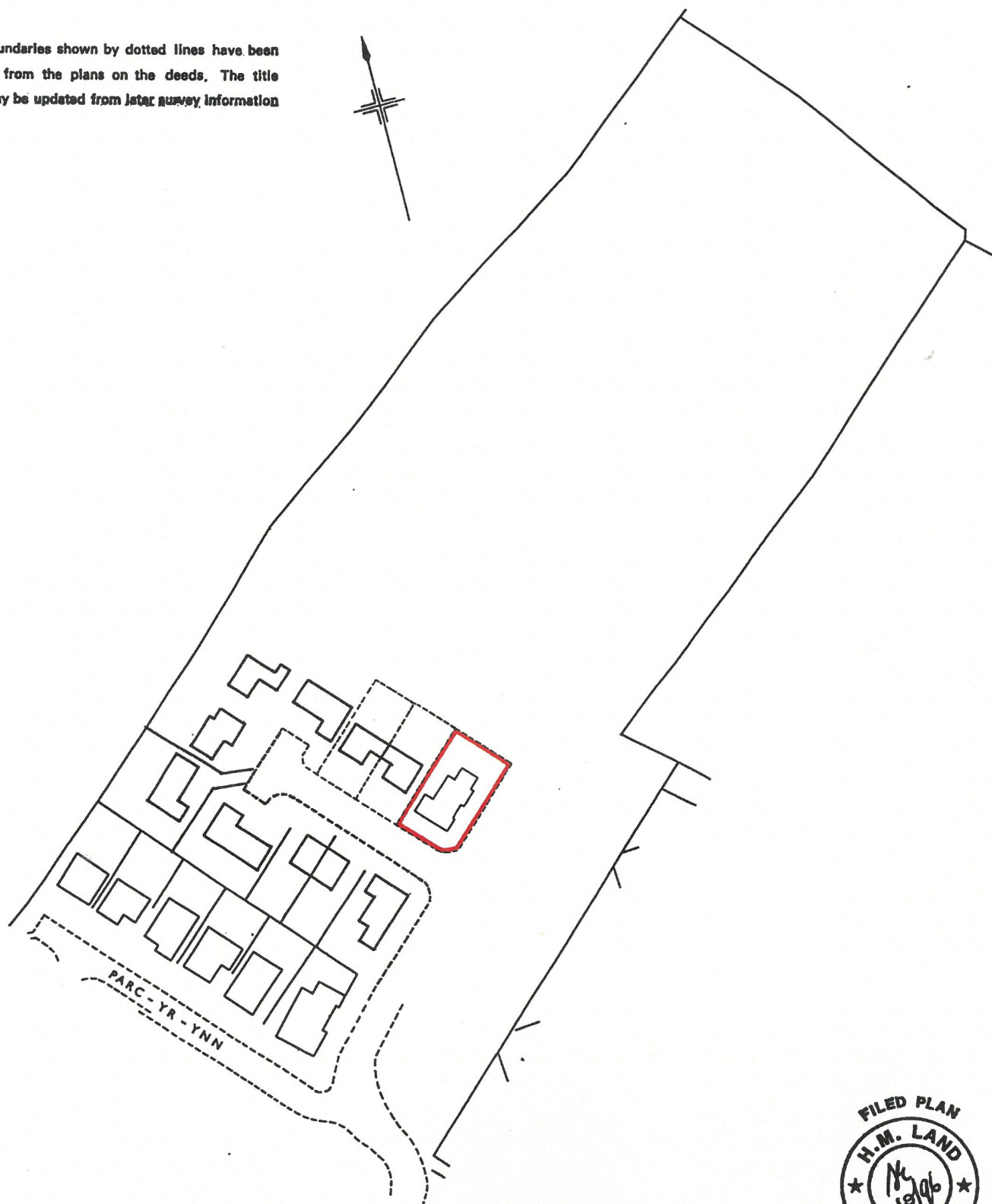
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 804730	
ORDNANCE SURVEY PLAN REFERENCE	SN 4141	SECTION C	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA CEREDIGION / SIR CEREDIGION			© Crown copyright 1990

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information





Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: D (56)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

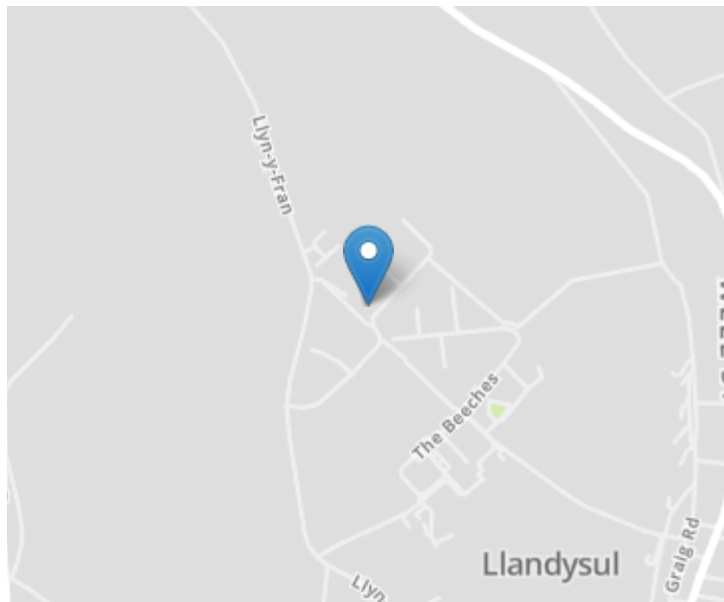
Any risk of coastal erosion? No

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 Park Yr Ynn. Proceed to near the termination of the cul-de-sac where Brynderi will be located on your left hand side, 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

All our properties are also available to view 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 Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	56	94
(81-91) B		
(69-80) C		
(55-68) D		
(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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