

*A stylish and low maintenance home in the centre of a popular Village. Henllan, near Llandysul/Newcastle Emlyn, West Wales*



**2 Old Post Office, Henllan, Llandysul, Ceredigion. SA44 5TD.**

**£139,950**

**REF: R/5095/LD**

\*\*\* A modernised Victorian converted Post Office \*\*\* Three storied property in a prime Village location \*\*\* 1/2 bedrooomed accommodation \*\*\* Recently re-refurbished with a modern kitchen and bathroom \*\*\* Light and airy accommodation with fantastic light throughout the day \*\*\* Newly upgraded air source heating, double glazing and good Broadband connectivity

\*\*\* Low maintenance living with two enclosed patio areas being private \*\*\* On street parking only

\*\*\* Centre of popular Village location \*\*\* Close to Llandysul and Newcastle Emlyn and the Village Community of Drefach \*\*\* Perfectly suiting 1st Time Buyers or for Investment Purchasers \*\*\* Contact us today to view



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**CARMARTHEN**  
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## LOCATION

The Village of Henllan lies in the lower reaches of the Teifi Valley, convenient to the Market Towns of Llandysul and Newcastle Emlyn, and only half an hour's drive from the Cardigan Bay Coastline with several popular sandy beaches. The property is a 40 minute drive from the County Town and Administrative Centre of Carmarthen giving links to the M4 Motorway and the National Railway networks.

## GENERAL DESCRIPTION

A modernised Victorian converted Post Office. A three storied 1/2 bedoomed property with a modern kitchen and bathroom. It offers low maintenance living with a courtyard style garden area to the front and side in a popular Village location.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation and lower ground floor.

### LIVING ROOM/POTENTIAL BEDROOM 2

14' 5" x 10' 0" (4.39m x 3.05m). With double aspect windows, Bosch heater/air conditioning unit.



## LOWER GROUND FLOOR

### KITCHEN

14' 5" x 14' 0" (4.39m x 4.27m). A Shaker style fitted kitchen with a range of floor units with work surfaces over, single sink and drainer unit, plumbing and space for automatic washing machine, electric cooker point and space, tiled flooring, large understairs storage cupboard, side entrance door to the courtyard, spot lighting.



### KITCHEN (SECOND IMAGE)



## FIRST FLOOR

### LANDING

With access to the loft space, large airing cupboard housing the hot water cylinder and immersion.

## BEDROOM 1

14' 5" x 10' 4" (4.39m x 3.15m). With double aspect windows, Bosch heater/air conditioning unit.



**VIEW FROM BEDROOM 1**



## BATHROOM

5' 6" x 6' 8" (1.68m x 2.03m). A modern newly fitted 3 piece suite comprising of a panelled bath with Triton electric shower over, low level flush w.c., vanity unit with wash hand basin, heated towel rail, wall heater.



## EXTERNALLY

### COURTYARD GARDEN

There lies a new patio area to the front and a gravelled area to the side of the property being low maintenance but also private.

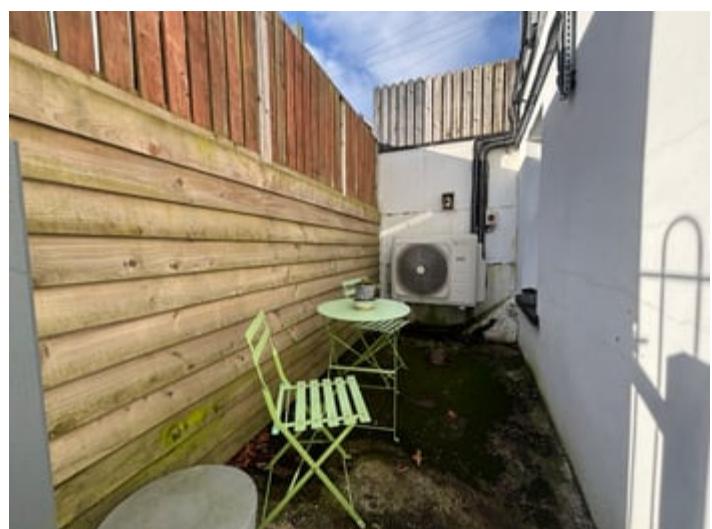


**GARDEN (SECOND IMAGE)**



### SEATING AREA

Being a sun trap and South facing.



## **PARKING**

On street parking only.

## **AGENT'S COMMENTS**

A most delightful and quirky cottage in a popular Village 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 - 'B'.

## **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, newly upgraded air source heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

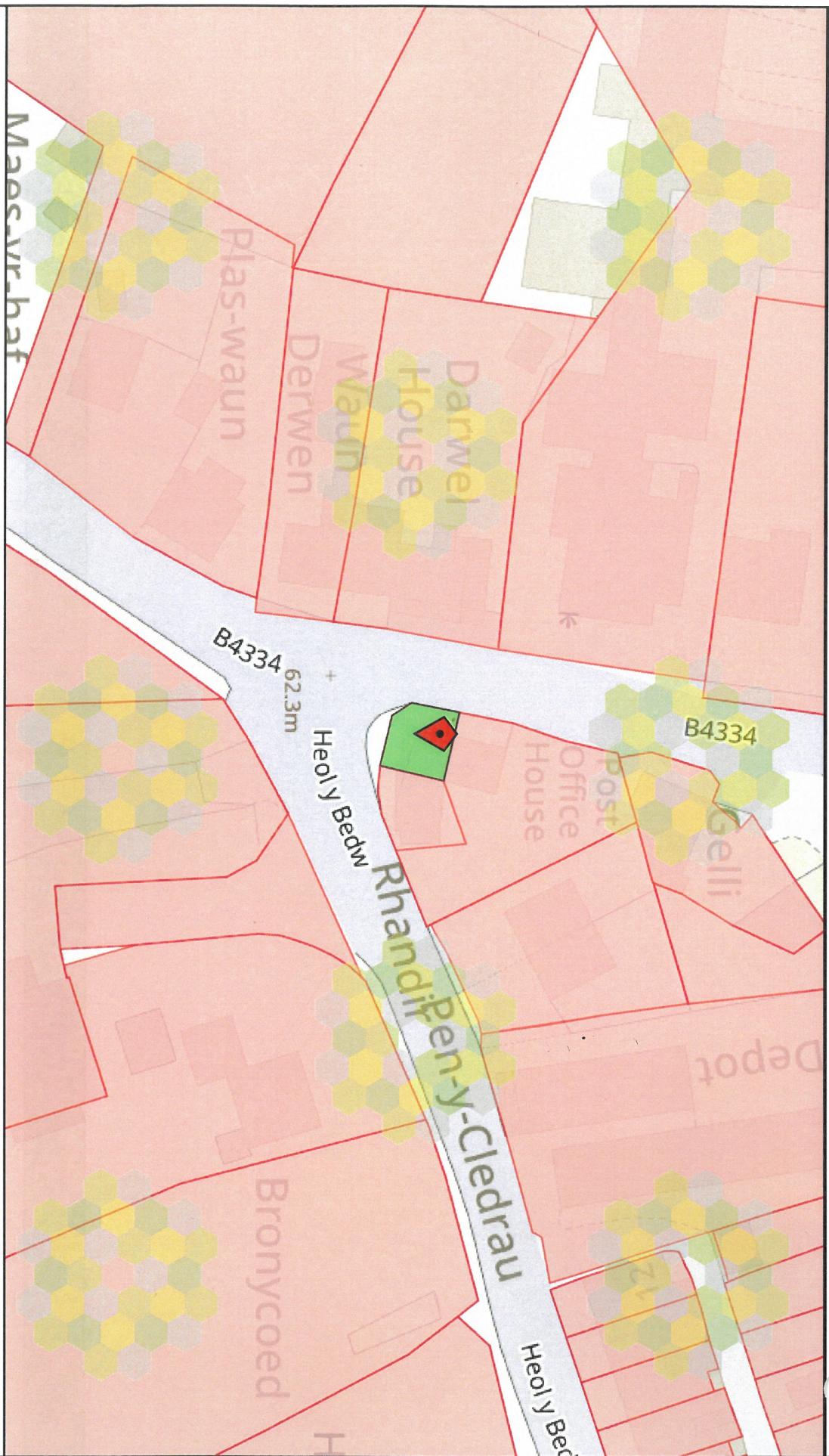
BETA

Land Registry



MapSearch Snapshot

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0 2 4 6 8 12 16 20m

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Data last updated 10:00pm 23 JANUARY, 2026

Map scale 1:625

**Council Tax:** Band B

N/A

**Parking Types:** On Street.

**Heating Sources:** Air Source Heat Pump.

Double Glazing.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (49)

**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

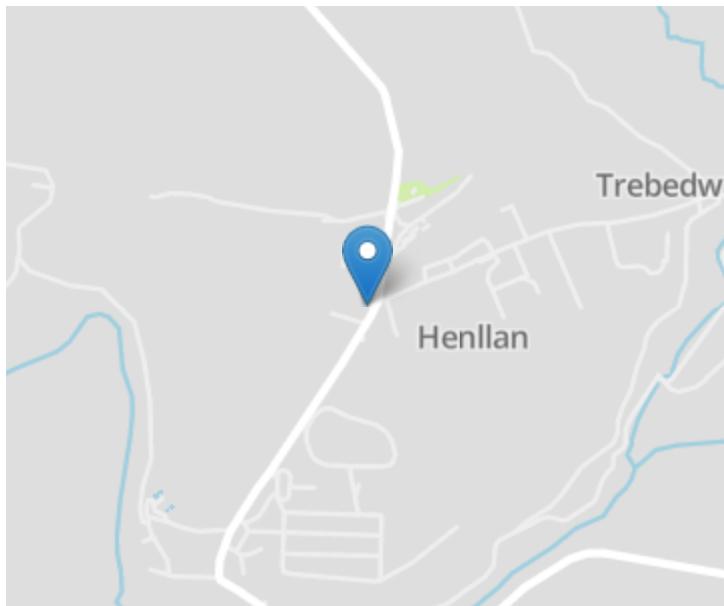
Is the property listed? No

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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	

### Directions

From Newcastle Emlyn take the A485 road towards Carmarthen and continue for a couple of miles until you see a left turn signposted towards Henllan. Proceed over the river bridge into the Village of Henllan and you will find the 2 Old Post Office in front of you just after the right turning, 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

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

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