

Deceptively spacious, detached Victorian residence providing 4 bedroom accommodation. Sought after Teifi Valley town of Llandysul. West Wales.



Tegfan, Wind Street, Llandysul, Ceredigion. SA44 4BH.

£250,000

R/5168/ID

**** Deceptively spacious 4 bedroom Victorian town house ** Spacious accommodation ** Private parking for 1 vehicle ** Original character features ** Views over playing fields and adjacent countryside ** Enclosed terraced garden area ** Close walk to amenities and facilities ** Double glazing throughout ****

The accommodation provides as follows : Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room, Landing, 3 Double Bedrooms, 1 Single Bedroom and Bathroom.

The property is situated on Wind Street in the 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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Entrance Hall

13' 6" x 6' 5" (4.11m x 1.96m) via the original hardwood door with glazed side panel and stained glass insets, original parquet flooring, stairs to first floor, understair storage and door leading to -



Lounge/Dining Room

12' 9" x 26' 4" (3.89m x 8.03m) A spacious room with double glazed bay window to front, open fire place with timber surround (stove not included), exposed beams, double glazed window to rear, space for large dining table, central heating radiator





Kitchen

11' 8" x 11' 2" (3.56m x 3.40m) with range of fitted base and wall cupboard units with Formica working surfaces above, electric oven, 4 ring ceramic hob, stainless steel 1 1/2 stainless steel drainer sink, double glazed window to rear, space for dishwasher, space for American style fridge/freeze, spotlights to ceiling.



Utility Room

8' 0" x 5' 2" (2.44m x 1.57m) range of cupboard units, plumbing for automatic washing machine and uPVC door to

rear.



FIRST FLOOR

Landing

12' 7" x 8' 5" (3.84m x 2.57m) with access hatch to loft.



Double Bedroom 1

9' 5" x 12' 0" (2.87m x 3.66m) with double glazed window to front and side with views over playing fields and central heating radiator.





Bathroom

8' 4" x 9' 2" (2.54m x 2.79m) with modern white suite comprising of 'P' shape panelled bath, gloss white wash-hand basin, concealed WC, stainless steel towel rail.



Double Bedroom 2

11' 8" x 13' 2" (3.56m x 4.01m) with double glazed window to rear, central heating radiator.



Double Bedroom 3

13' 6" x 10' 7" (4.11m x 3.23m) with double glazed bay window to front with views over playing field and adjacent countryside, central heating radiator.



Bedroom 4

6' 3" x 9' 0" (1.91m x 2.74m) with double glazed window to front.



EXTERNAL

To the front

Pull in parking space for 1 car with front forecourt with paths on both sides leading to rear garden.



To the rear

Terraced rear garden on 3 levels with a variety of flowers and shrub beds with steps leading through the middle and a lovely patio area to enjoy the sun.





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 advised the property benefits from mains water, electricity and drainage. Oil fired central heating. Double glazing throughout.

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

MATERIAL INFORMATION

Parking Types: 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

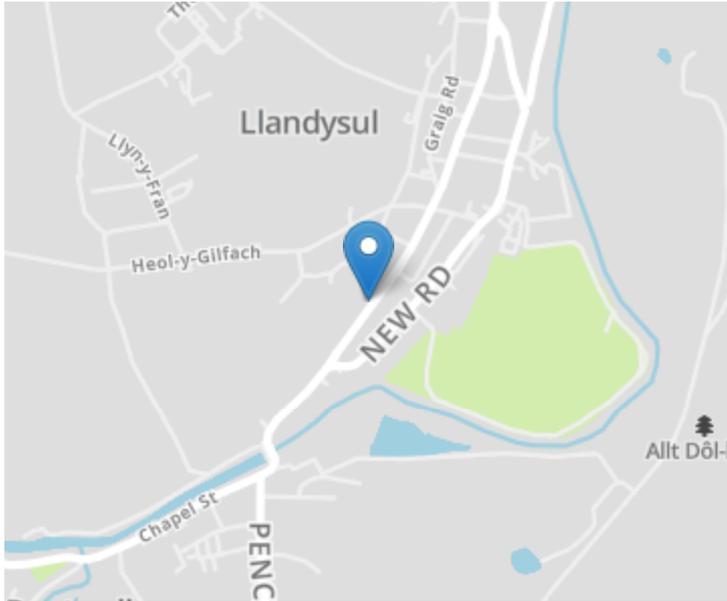
Any risk of coastal erosion? No

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

On entering the main one way thoroughfare through Llandysul, continue up the junction of Bridge Street and into Wind Street and after approximately 500 yards you will see the property on the left hand side identified by the Agents 'For Sale' board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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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