

*A well positioned, delightful 3 bedroomed semi detached house with enclosed front and rear garden, and enjoying views to the rear over open farmland, Ffostrasol, Nr, Llandysul, West Wales*



Erw Lon, 4 Llysgwyn, Ffostrasol, Llandysul, Ceredigion. SA44 4SZ.

**£170,000**

**R/4602/LD**

\*\*\* No Onward Chain \*\*\* A well positioned, convenient semi detached house \*\*\* Delightful 3 bedroomed accommodation \*\*\* Recently upgraded with solar panels, air source heating, UPVC double glazing \*\*\* Recently fitted shower/wet room \*\*\* Enclosed front and rear gardens with lawned and patio areas \*\*\* Outhouse and garden shed \*\*\* On street parking \*\*\* Fine country views to the rear \*\*\* Perfectly suiting first time buyers or family occupiers \*\*\* Popular village location \*\*\*

Close walking distance to good range of village amenities \*\*\* Deserving early viewing \*\*\* 15 minutes' drive to the coast, 10 minutes to the market town of Llandysul \*\*\*



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## LOCATION

The Village of Ffostrasol lies alongside the main A484 road interconnecting New Quay on the Cardigan Bay Coast and the Market Town of Llandysul in the Teifi Valley. The Village of Ffostrasol offers a Shop, Public House, is also on a regular bus route and within easy reach of the new local area Primary School. The Teifi Valley Towns of Newcastle Emlyn, Cardigan, Llandysul and Lampeter are within easy commuting distance. The property is also within half an hour's drive from the County Town of Carmarthen and the link road to the M4 Motorway.

## GENERAL

Erw Lon is a semi detached 3 bedroomed house with front and rear lawned gardens and enjoying great views to the rear over open farmland.

The property itself benefits from a newly fitted wet room, air source heating, solar panels and double glazing. The kitchen is in need of general modernisation but offers a comfortable Family home.

The gardens are laid to lawn with a patio and gravelled area, outhouses and a garden shed,

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, radiator.

## LIVING ROOM

13'5" x 10'7", with electric fire with surround, two radiators.



## DINING ROOM

11'2" x 9'4", with a solid fuel Rayburn Range, glazed alcove cupboard, tiled flooring, sliding patio doors to the rear garden.



## KITCHEN

10'5" x 8'6", a fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit with mixer tap, electric cooker point and space, space for washing machine, UPVC rear entrance door, tiled flooring.



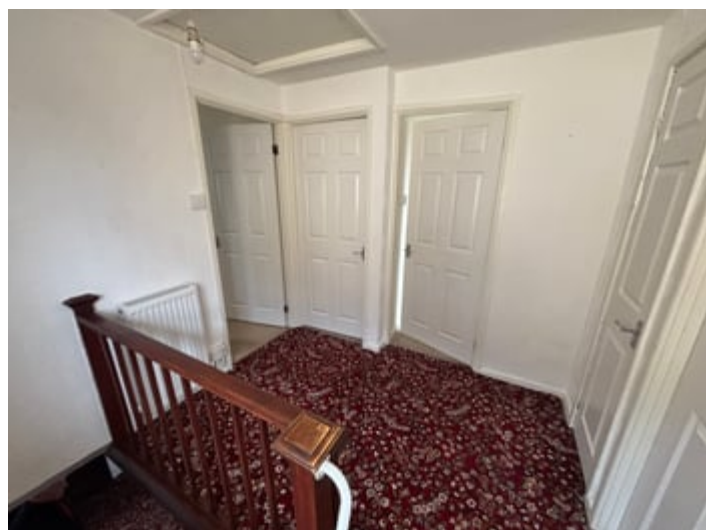




## FIRST FLOOR

### LANDING

With radiator, access to the loft space, linen cupboard.



### BATHROOM/ WET ROOM

Newly fitted with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, radiator, part tiled/part aqua boarded walls.



### REAR BEDROOM 2

11'2" x 9'9", with radiator, built-in wardrobes/cupboards.



### FRONT BEDROOM 1

9'2" x 11'2", with built-in wall to wall wardrobes, radiator



### FRONT BEDROOM 3

8'3" x 7'8", with radiator.



## EXTERNALLY

### OUTHOUSES

With low level flush w.c.

### GARDEN SHED

### GARDEN

The property enjoys a low maintenance front and rear gardens. To the front lies a lawned garden with flower and shrub borders and to the rear lies a lawned area with a large patio and gravelled areas.

A particular feature of the property is its fine views to the rear over open farmland.



**FRONT OF PROPERTY**



**REAR OF PROPERTY**



### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - C

## **AGENTS COMMENTS**

A convenient semi detached house with lovely views.

## **MONEY LAUNDERING REGULATIONS**

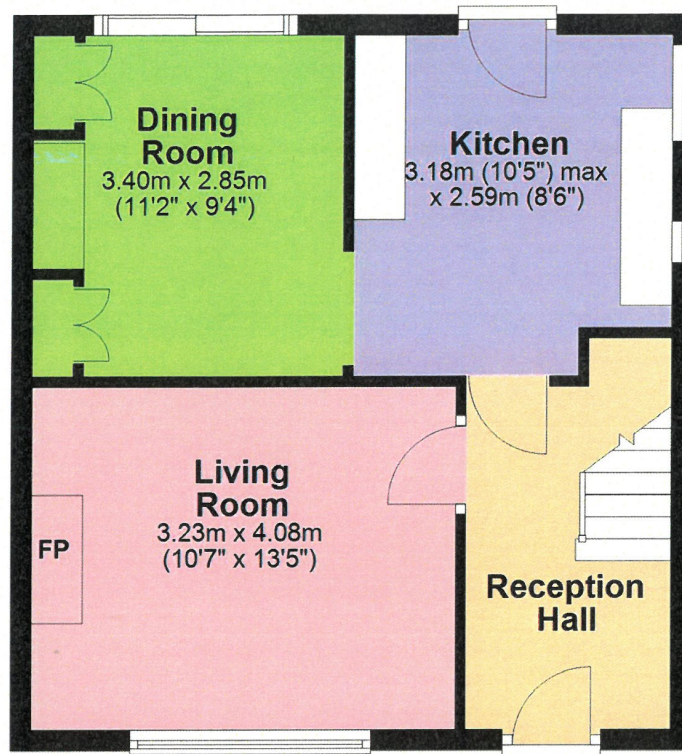
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## **Services**

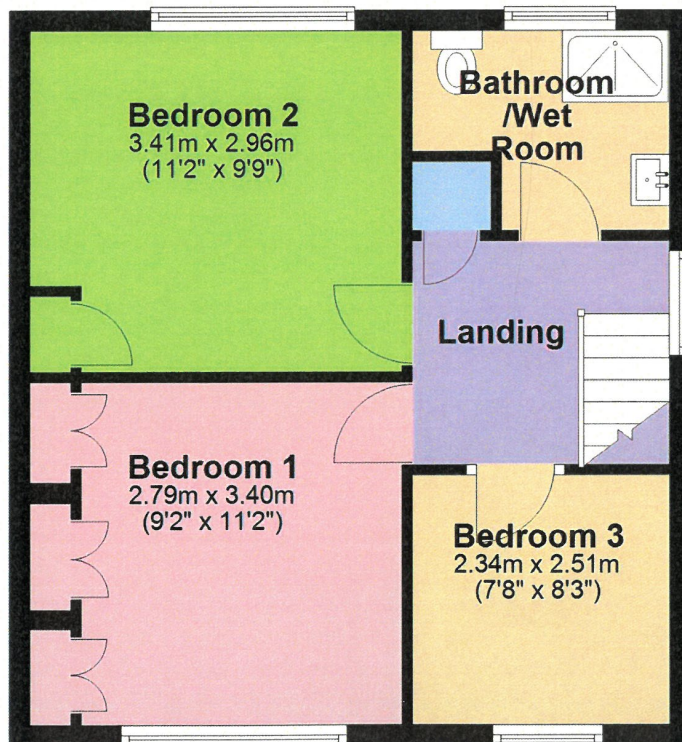
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, Air source heating, UPVC double glazing throughout, solar Panels. Telephone subject to B.T. transfer regulations, good Broadband speeds available.



## Ground Floor



## First Floor



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**4 Llysgwyn, Ffostrasol, LLANDYSUL**

**Council Tax:** Band C

N/A

**Parking Types:** On Street.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (87)

**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

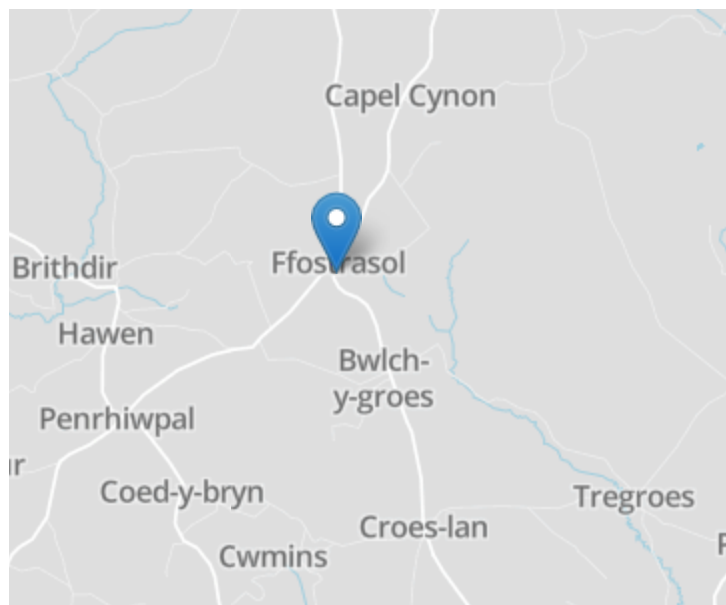
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

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

**Construction Type**

Traditional, Cavity Walls



## Directions


From Aberaeron, proceed south-west on the A487 coast road as far as the village of Synod Inn. At Synod Inn, turn left onto the A486 Llandysul road and keep on this road for approximately 3 miles until you reach the village of Ffostrasol. Drive into the centre of the village where you will see the Public House on the right hand side. After a further 100yds you will see the Llys Gwyn cul-de-sac and the property will be located thereafter 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](mailto:lampeter@morgananddavies.co.uk)

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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