

Regulated by:



Since 1989

*Comfortably proportioned 3 Bed Link Detached House. Popular Residential Location. Edge of Llandysul town - West Wales.*



**Y Delyn 31 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.**

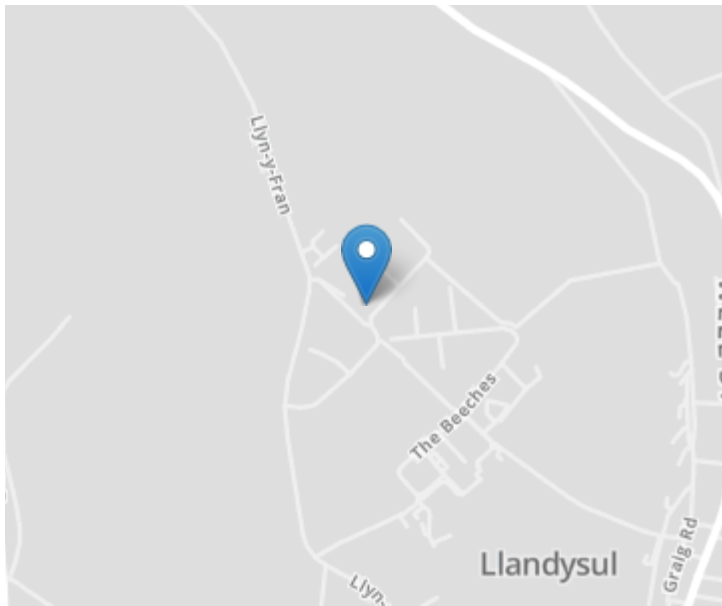
**Ref R/3534/DD**

**£235,000**

**\*\*An attractive link detached house with garage\*\*3 bed Accommodation\*\*Central Heating and Double Glazing\*\*Potential for conversion of garage to further accommodation (stc)\*\*Pleasant south facing rear garden\*\*Ample private parking\*\*Much sought after residential locality\*\*Convenient to town centre with a good range of local amenities\*\*Close to a new Area Primary School\*\*Half an hours drive coast\*\***

The Accommodation provides Entrance Hall, Lounge, Rear Kitchen/Dining Room, Utility Area, Downstairs Cloak Room and toilet. Integral Garage. First Floor - 3 Bedrooms, Family Bathroom and w.c.

Parc Yr Ynn is a convenient and popular residential Estate on the fringes of the town of Llandysul in the Teifi Valley. Half an hours drive equi distant from the Cardigan Bay coast at New Quay and the town of Carmarthen with its link road to the M4 motorway.



## GROUND FLOOR

### Covered Front Entrance.

Glazed door with matching side panel leads to -

### Entrance Hall



Front Door with stained glass inset and matching side panel, central heating radiator.

### Front Lounge

14' 5" x 11' 6" (4.39m x 3.51m) into bay window, central heating radiator.





## Inter Connecting Rear Kitchen/Dining Room



17' 9" x 10' 9" (5.41m x 3.28m) with patio doors to garden. The Kitchen area is fitted with a range of base and wall cupboard units with formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated electric oven and hobs with cooker hood, rear aspect window, part tiled walls.

## Inter connecting Utility Area



11' 4" x 9' 7" (3.45m x 2.92m) with a fitted range of wall cupboards and work surfaces with appliance space beneath and plumbing for automatic washing machine, central heating radiator. Rear exterior door.

## Downstairs Cloak Room

6' 6" x 3' 4" (1.98m x 1.02m) with wash hand basin and toilet. Door to -

## Garage

15' 9" x 10' 2" (4.80m x 3.10m) with up and over door and power points.

## FIRST FLOOR

### Central Landing



Approached via staircase from the Entrance Hall.

### Front Double Bedroom 1



14' 0" x 9' 10" (4.27m x 3.00m) with central heating radiator, front aspect window.

### Rear Bedroom 2



11' 4" x 10' 7" (3.45m x 3.23m) with central heating radiator. Rear aspect window overlooking garden.

### Front Bedroom 3

7' 7" x 7' 3" (2.31m x 2.21m) with central heating radiator, front aspect window.

### Rear Family Bathroom

6' 9" x 5' 10" (2.06m x 1.78m) with a white suite provides a panelled bath with shower over and shower screen. Pedestal wash hand basin, low level flush toilet, rear aspect window, fully tiled walls, central heating radiator. Wall mirror.



### EXTERNALLY



## To the Front



Large gravelled forecourt with parking space for 3 or 4 vehicles.

## To the Rear

Rear enclosed level lawned garden and patio area contained within a timber fence boundary. Oil Storage tank.



## TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Council Tax Band D.

## Directions

For ease of directions travelling South from the Coast on the A486 Carmarthen road. Just as you come to Llandysul you will come to a roundabout which takes you on to the bypass road. However, take the 1st exit on the roundabout and you will see the new Area primary school on the left hand side. Opposite the entrance to the school is a right hand turning, proceed down this road for ½ a mile passing various residential properties, doctors surgery on the left hand side and you will then see the entrance to Parc Yr Ynn. Drive into Parc Yr Ynn and carry straight on until you come to a hairpin bend and immediately afterwards you will see this property on the right hand side identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(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	