

Regulated by:



Since 1989

*A well presented 3 bedroomed house within a sought after residential development. Llandysul,  
West Wales*



**Lletyr Wennol, 58 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.**

**REF: R/3063/LD**

**£270,000**

\*\*\* No onward chain \*\*\* A well presented and comfortable link detached house \*\*\* 3 bedroomed accommodation with open plan kitchen/diner \*\*\* Oil fired central heating, UPVC double glazing and Fibre Broadband connection nearby

\*\*\* Integral garage and valuable off street parking \*\*\* Enclosed and sizeable garden on a corner plot

\*\*\* Positioned within a select residential development within the popular former Market Town of Llandysul

\*\*\* Walking distance to the brand new Ysgol Bro Teifi School \*\*\* Short walking distance to everyday amenities within the Town \*\*\* County Town of Carmarthen lies within 15 miles and the iconic Cardigan Bay lies within a 20 minute drive \*\*\* Viewing highly recommended - Contact us today \*\*\* Perfectly suiting a Family home



## LOCATION

Parc Yr Ynn is a sought after residential locality on the outskirts of the popular and picturesque 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 Carmarthen and the link road to the M4 Motorway and benefiting from National Rail Network connections.

## GENERAL DESCRIPTION

Here we have on offer a well presented and delightful link detached house offering comfortable 3 bedroomed modern accommodation with an open plan kitchen/diner. The property enjoys a spacious corner plot with off street parking and a lawned garden area to the rear. In all suiting a Family residence within a popular residential locality. The accommodation at present offers more particularly the following:-

### COVERED ENTRANCE PORCH

Leading to

### RECEPTION HALL

With access via a UPVC front entrance door, radiator, staircase leading to the first floor accommodation with an understairs storage cupboard.

### LIVING ROOM

17' 6" x 11' 6" (5.33m x 3.51m). With bay window to the front, French doors opening onto the Kitchen/Diner, radiator.



### LIVING ROOM (SECOND IMAGE)



### KITCHEN/DINER

18' 10" x 10' 3" (5.74m x 3.12m). With a modern fitted kitchen with a range of wall and floor units with works surfaces over, stainless steel sink and drainer unit, Belling double oven, 4 ring gas hob with a Hotpoint extractor fan over, plumbing and space for a dishwasher.



### KITCHEN/DINER (SECOND IMAGE)





## DINING AREA



## FURTHER UTILITY AREA

With a rear entrance door, built-in cupboards with a Worcester oil fired central heating boiler running all domestic systems within the property, French doors opening onto the garden area.



## CLOAKROOM

With a low level flush w.c., wash hand basin, tiled walls, radiator, access to the loft space.



## INTEGRAL GARAGE

16' 4" x 10' 4" (4.98m x 3.15m). With fitted cupboards and work surfaces, plumbing for automatic washing machine and tumble dryer, up and over door. Potential to convert into further living accommodation.

## FIRST FLOOR

### LANDING

Accessed via a staircase leading from the Reception Hall with further access onto the loft space via a drop down ladder, airing cupboard.

### BEDROOM 1

14' 6" x 10' 2" (4.42m x 3.10m). With radiator.



### BEDROOM 2

11' 3" x 11' 0" (3.43m x 3.35m). With radiator.





### BEDROOM 3

9' 5" x 7' 3" (2.87m x 2.21m). With radiator.



### FAMILY BATHROOM

Having a pleasant 3 piece suite comprising of a pedestal wash hand basin, low level flush w.c., panelled bath with electric shower over and screen, tiled/aqua board walling, heated towel rail.



### EXTERNALLY

#### GARDEN

The property lies on a spacious corner plot with a pleasant lawned garden to the rear being fully enclosed with high fencing and a mature hedge to the rear. The garden itself benefits from a raised decking area, a GREENHOUSE, measuring 10' x 8', and a GARDEN SHED, measuring 10' x 8'. The property also benefits from a side gated entrance point. A garden that perfectly suits Family living and easily visible from the kitchen area.





## GARDEN (SECOND IMAGE)



## PARKING AND DRIVEWAY

A gravelled parking area lies to the front of the property.

## AGENT'S COMMENTS

A delightful and well presented Family home in a sought after residential 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 is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'D'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Fibre Broadband available nearby.

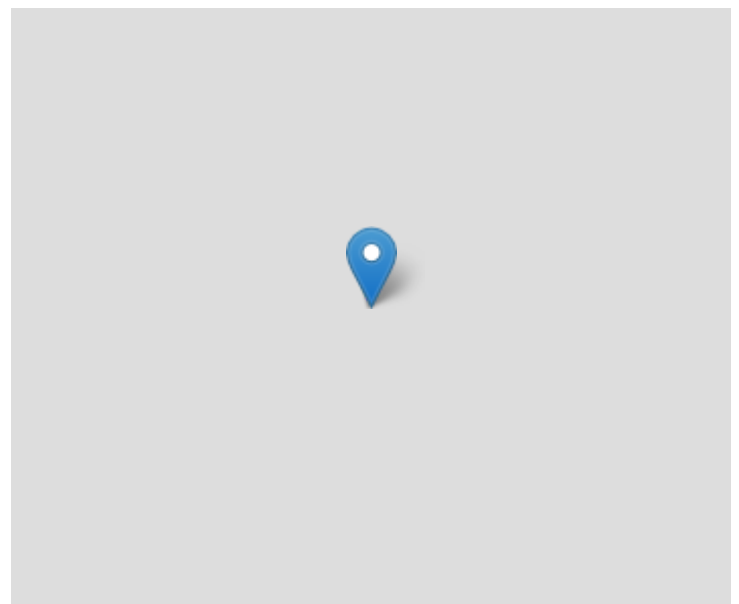
## Directions

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 the termination of the cul-de-sac where the property will be found, 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'.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	