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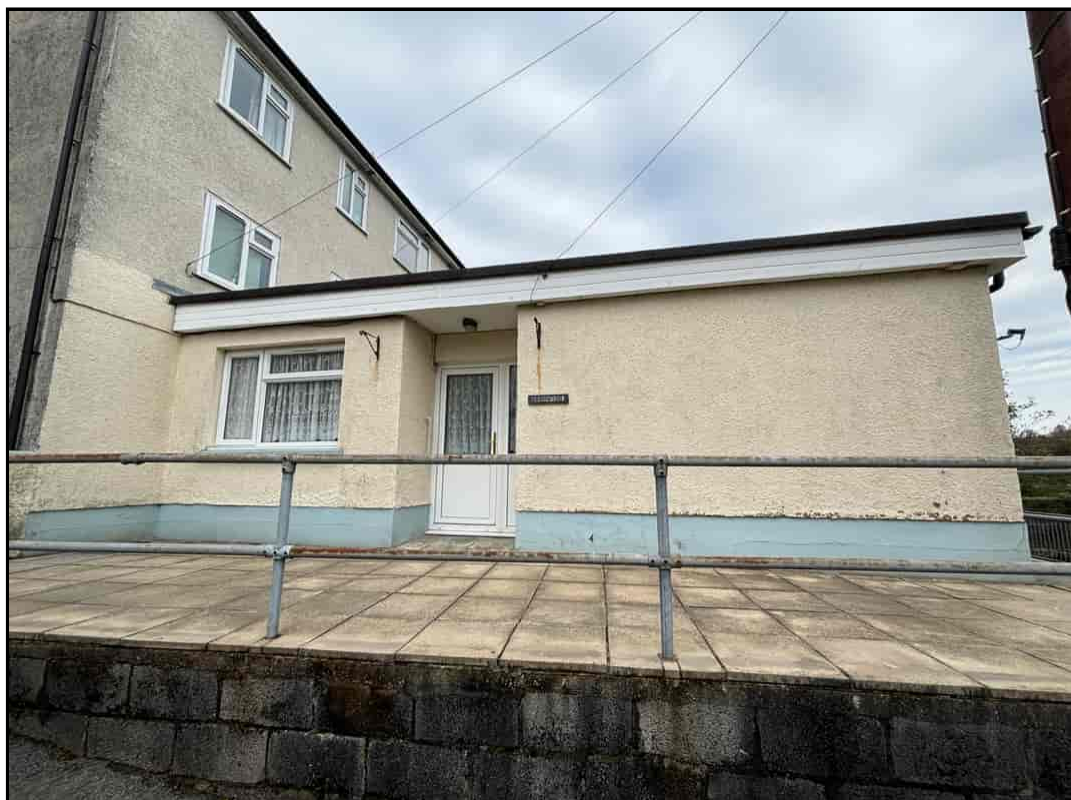


RICS



Since 1989

A well positioned single storied bungalow in a quiet village centre location within the Teifi Valley amenity centre of Llandysul.



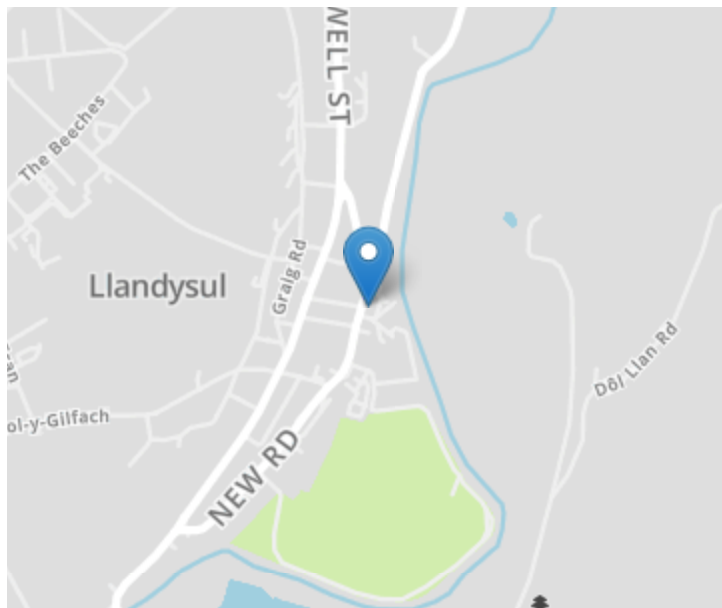
Bronwydd Flat, High Street, Llandysul, Ceredigion. SA44 4DL.

R/3889/AM - O.N.O.

£94,950

A well positioned dwelling. Comprising of a single storied bungalow.*** Offering two bedrooms. ***Oil fired centrally heated accommodation.*** Together with lounge, bathroom, and kitchen/diner.***Separate boiler room, rear porch, pleasant patio areas and attractive self-contained garden, plus a bunded oil tank.***

Lovely aspect to the South over the Teifi Valley and roof tops.



Location

Llandysul is a very popular former market town and amenity centre in the heart of the Teifi Valley, 10 miles inland from the Ceredigion Heritage coast at New Quay and 17 miles North of the County town of Carmarthen to the immediate South.

The property has a slightly elevated site and is conveniently positioned close to all amenities offered within this popular village.



Description

A well positioned residential dwelling being end-terraced, single storied, traditionally built apartment with flat roof offering two bedroomed accommodation ideal for small family, single or elderly occupation or as first time buyer and investment purposes. The property property comprises of:-

Reception Hall

Half glazed entrance door to Reception Hall.

Lounge

13' 8" x 11' 10" (4.17m x 3.61m) with radiator.



Double Bedroom 1

12' 0" x 9' 8" (3.66m x 2.95m) with built-in wardrobe and radiator.

Double Bedroom 2

10' 0" x 7' 0" (3.05m x 2.13m) with radiator and built-in cupboard.

Inner Hall

With two separate built-in store cupboards.

Bathroom

7' 2" x 6' 0" (2.18m x 1.83m) equipped for disabled occupation, pedestal wash hand basin, shower cubicle with electric shower, w.c. and extractor fan.

Kitchen/Diner

10' 8" x 11' 6" (3.25m x 3.51m) with fitted floor and wall cupboards, built-in pantry cupboard off. Floor cupboards with single drainer sink unit. Radiator and wall cupboards. Half glazed rear entry door to covered porch.



Lean-to Boiler room

Housing Worcester combination oil fired central heating boiler running hot water and central heating.



Garden



Tenure

Note: The property is held on a 125 year Lease from 22nd August 1994. Ground Rent £10.00 per annum. Insurance approximately £90.00 per annum payable to Barcud Cyf.

Council Tax Band

To be confirmed

Agents Comments

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk.

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

MONEY LAUNDERING REGULATIONS

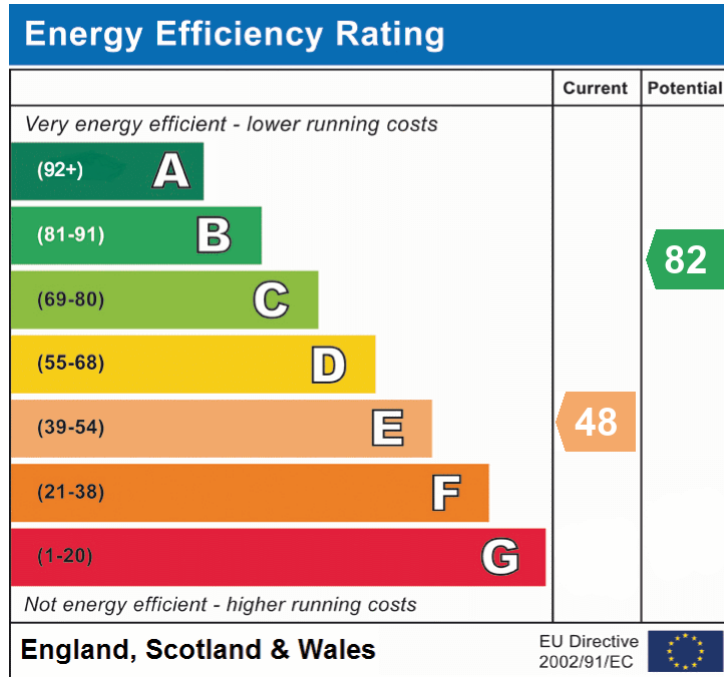
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

Services

Mains water, mains electricity, mains drainage, oil fired central heating, BT Telecom connection.

Directions

The property is located by identifying Lon Fedwen which is either accessible via Porth Terrace, just after passing the Porth Hotel, take the second turning right. The property will be found up the hill on the right hand side or alternatively proceeding along the main street of Llandysul, the property is located before the King's Arms Hotel down Lon Fedwen on the left hand side.



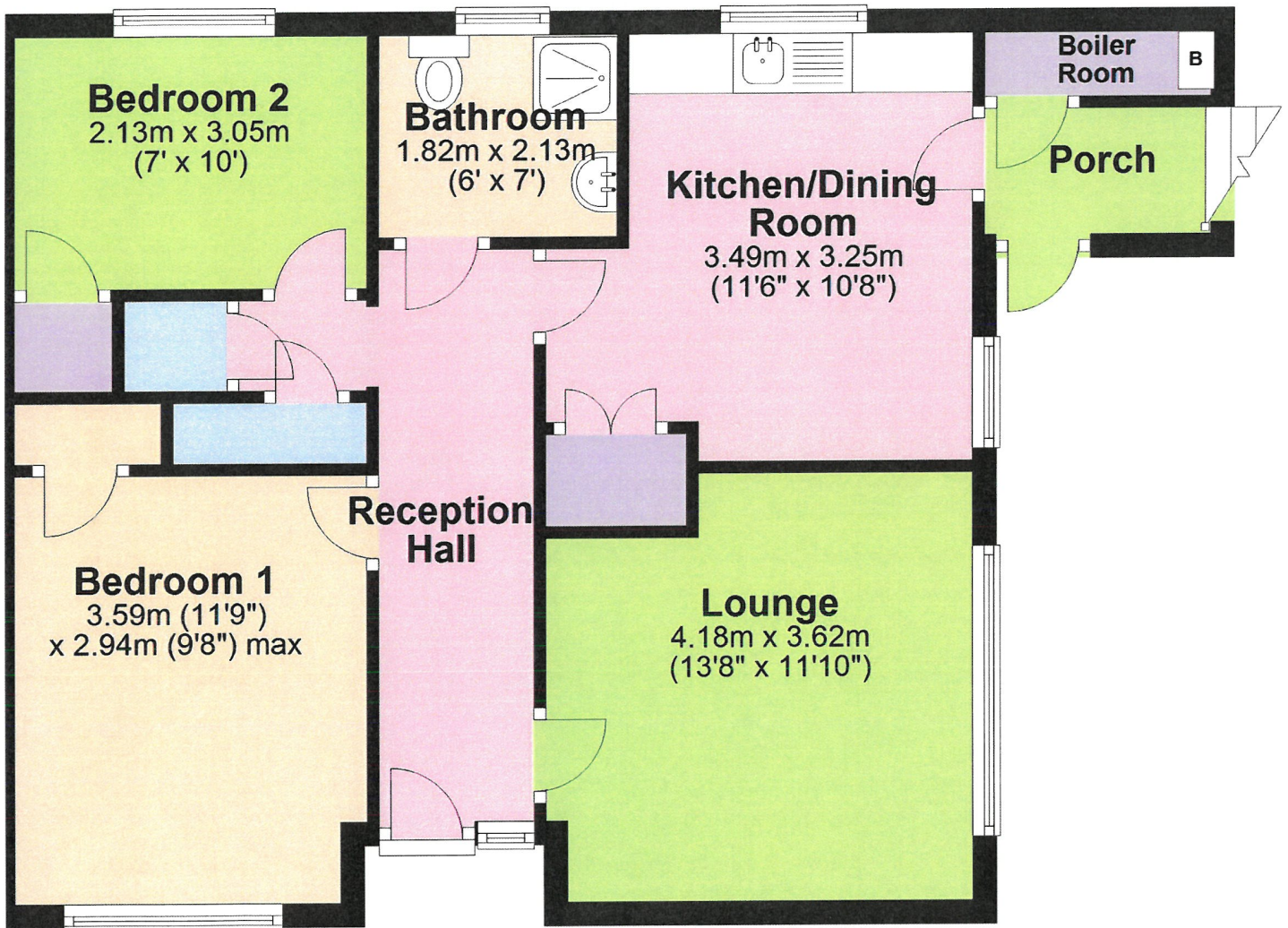
LMT H.M. LAND REGISTRY		TITLE NUMBER WA 730499	
ORDNANCE SURVEY PLAN REFERENCE	SN 1110	SECTION	F
COUNTY	DYFED	DISTRICT	CEREDIGION
ADMINISTRATIVE AREA		CEREDIGION SIR CEREDIGION	
		Scale 1/1250 Enlarged from 1/2500	
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Ground Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 60.9 sq. metres (655.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.