

An exceptional Family residence in a desirable location. Llandysul, West Wales



Llys Y Dderwen, Heol Y Dderwen, Llandysul, Carmarthenshire. SA44 4RP.

£450,000

REF: R/3858/LD

*** An exceptional three storied 6 bedroomed, 3 bathroomed Family residence *** Enjoying a highly desirable location *** Impressive proportions with fantastic Family living accommodation *** High end specification throughout - With good insulative qualities *** Oil fired central heating, thermal solar panels and double glazing *** Stunning kitchen and bathrooms

*** Generous plot with an enclosed lawned rear garden with large paved patio *** Detached garage/workshop - Recently upgraded and fully insulated *** Pillared tarmacadamed driveway with ample parking *** Far reaching views to the rear

*** Convenient yet private location - Edge of popular Market Town *** Commuting distance to Carmarthen, Swansea and Cardiff along with the Cardigan Bay Coastline *** Close proximity to the nearby Super School (Bro Teifi) with Primary and Secondary Schooling *** Walking distance to the Market Town of Llandysul with all of its local amenities *** A must view - Contact us today *** A highly desirable Family home



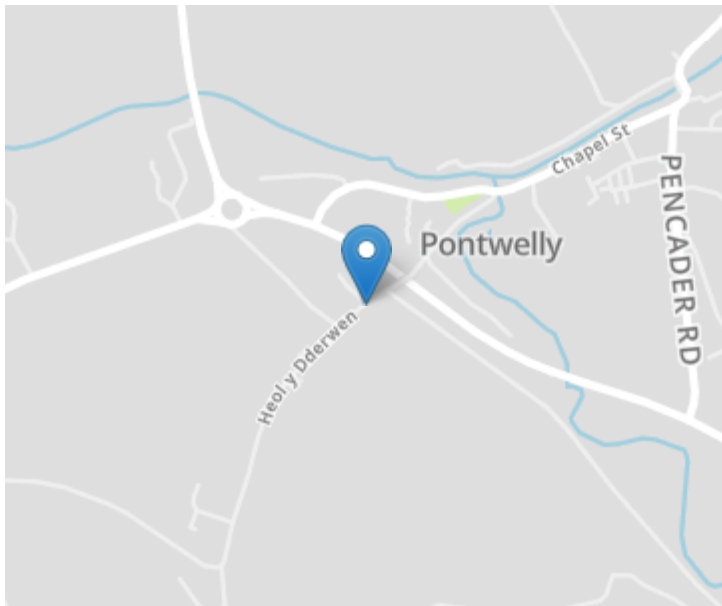
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LOCATION

This stunning property is located on the edge of the popular Town of Llandysul, within close walking distance to a good range of local amenities including Shops, Banks, Offices, Doctors Surgery, Chemists, etc. Llandysul also offers a Leisure Centre and Super School with both Primary and Secondary Schooling. The property is within easy travelling distance of the Ceredigion Heritage Coastline, to the West, and the County Town and Employment Centre of Carmarthen, to the East, with National Rail and Motorway Networks.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this high end executive style Family home offering spacious and impressive 6 bedrooomed, 3 bathroomed accommodation whilst sitting on a generous plot with a well kept and enclosed rear garden and a tarmacadamed forecourt.

The property has been built to very high specification with a stunning kitchen and bathrooms throughout with no further work required.

Externally the garage has been upgraded and is now fully insulated to offer a perfect studio/workshop space and it enjoys ample parking area.

THE ACCOMMODATION

The accommodation at present offers more particularly the following:-

RECEPTION HALL



With UPVC wood effect front entrance door, slate flooring with underfloor heating, oak staircase to the first floor accommodation, underfloor heating.

SITTING ROOM/OFFICE



11' 10" x 16' 5" (3.61m x 5.00m). With solid oak flooring, T.V. point, double aspect windows to the front, underfloor heating.

LOUNGE

16' 5" x 14' 4" (5.00m x 4.37m). With solid oak flooring with underfloor heating, T.V. point, double doors opening onto the kitchen/diner, underfloor heating.

KITCHEN/DINER

23' 11" x 14' 1" (7.29m x 4.29m). A traditional oak kitchen with wall and floor units with breakfast bar, 1 1/2 sink and drainer unit, Hotpoint electric fan oven with separate grill, 4 ring ceramic hob with extractor hood over, integrated dishwasher, slate flooring with underfloor heating, picture window overlooking the rear garden and patio area, T.V. point, underfloor heating.

KITCHEN/DINER (SECOND IMAGE)**KITCHEN/DINER (THIRD IMAGE)****UTILITY ROOM**

10' 10" x 14' 1" (3.30m x 4.29m). With fitted floor cupboards, utility space for automatic washing machine and tumble dryer, Grant oil fired central heating boiler than runs all domestic systems, stainless steel single sink and drainer unit, rear entrance door to the garden area, underfloor heating.

W.C.

With low level flush w.c., corner wash hand basin, extractor fan, slate flooring with underfloor heating.

FIRST FLOOR**GALLERIED LANDING**

With double door airing cupboard, radiator.

PRINCIPLE BEDROOM 1

11' 10" x 16' 5" (3.61m x 5.00m). With radiator, double door built-in wardrobes.

EN-SUITE TO PRINCIPAL BEDROOM 1

9' 1" x 5' 9" (2.77m x 1.75m). A stylish contemporary styled suite with 900mm walk-in shower cubicle, vanity unit with a rectangular wash hand basin, low level flush w.c., tiled flooring, chrome heated towel rail, extractor fan.

FAMILY BATHROOM



12' 10" x 8' 4" (3.91m x 2.54m). A modern fully equipped Family suite with a corner shower cubicle, deep panelled bath, vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail, spot lighting, extractor fan.

FRONT BEDROOM 3



12' 4" x 16' 5" (3.76m x 5.00m). With radiator.

FRONT BEDROOM 4



13' 3" x 9' 7" (4.04m x 2.92m). With radiator.

REAR BEDROOM 2



12' 4" x 14' 1" (3.76m x 4.29m). With oak effect flooring, radiator.

EN-SUITE TO REAR BEDROOM 2



4' 8" x 5' 11" (1.42m x 1.80m). A modern suite with a corner glazed shower cubicle, pedestal wash hand basin, slate flooring, chrome heated towel rail, ceiling tunnel light.

SECOND FLOOR

LANDING

With staircase from the spacious landing area, picture window enjoying views over the garden and the Teifi Valley.

BEDROOM 5

18' 10" x 20' 0" (5.74m x 6.10m). Being 'L' shaped, with radiator, Velux roof window.

BEDROOM 6

14' 12" x 20' 0" (4.55m x 6.10m). With radiator, Velux roof window.

STUDY

7' 5" x 7' 6" (2.26m x 2.29m). Perfectly suited to be converted into an en-suite bathroom or as currently office space.

EXTERNALLY**GARAGE**

19' 8" x 13' 1" (5.99m x 3.99m). The garage has been upgraded in recent years, now being fully insulated, with fitted wall and floor cupboards with a boarded loft space over with access via a timber drop down ladder.

GARAGE (SECOND IMAGE)**GARDEN SHED**

To the rear adjoining the garage.

GARDEN

The garden is a particular feature of this impressive Family home. It is enclosed, private, and enjoys a large patio area and a well maintained level lawned garden with flower and shrub borders. The garden is all is enclosed, being private and not overlooked, and provides perfect outdoor Family space and enjoys various access points from the residence.

GARDEN (SECOND IMAGE)**GARDEN (THIRD IMAGE)****GARDEN (FOURTH IMAGE)****PARKING AND DRIVEWAY**

A pillared tarmacadamed driveway with ample parking providing good access to the main property and the garage.

REAR OF PROPERTY**REAR OF PROPERTY (SECOND IMAGE)**

REAR OF PROPERTY (THIRD IMAGE)



VIEW FROM REAR OF PROPERTY



SUNSET



AGENT'S COMMENTS

An impressive Family home with space in abundance.

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'F'.

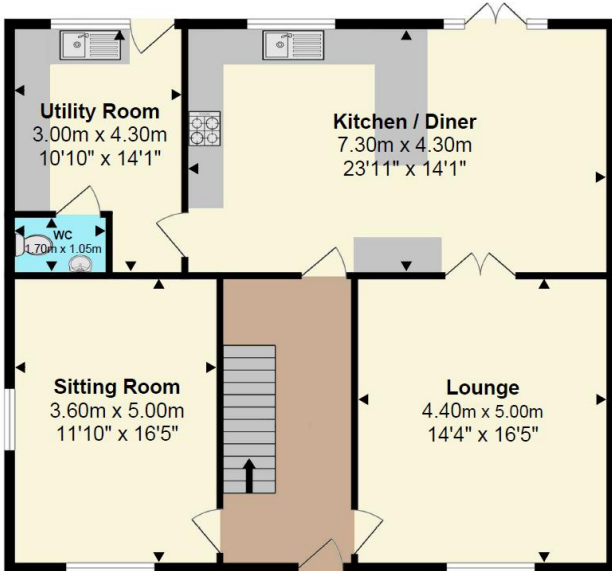
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating with underfloor heating on the ground floor, privately owned thermal solar panels for hot water, UPVC double glazing throughout, telephone subject to B.T. transfer regulations and Fibre Broadband to the premises.

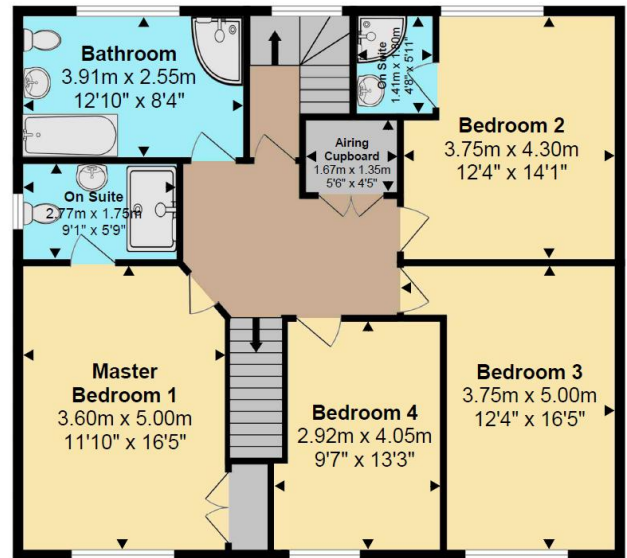
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(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	

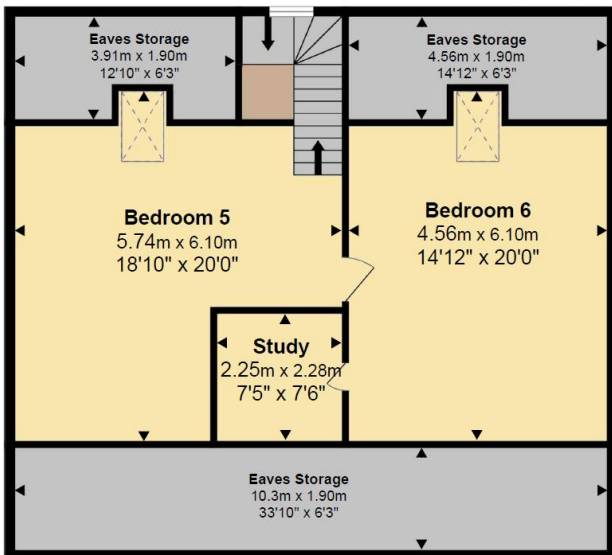
Ground Floor



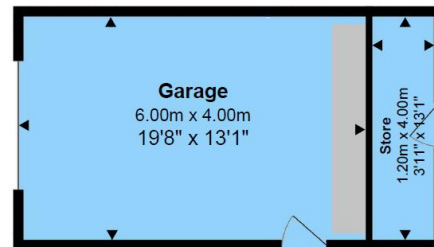
First Floor



Second Floor



Garage



Total floor area
316.0 sq.m. approx



Directions

From Llandysul proceed on the main A486 Pentrecwrt road for approximately half a mile until reaching the 'Half Moon Public House' straight in front of you. Bear left at the junction just before the Public House and proceed up this lane, passing EDAF Depot on the left hand side. Continue over the fly over and take the first right hand turning and the property will be the first on your left hand side.

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'.

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For further information or to arrange a viewing on this beautiful property, contact us:

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