

*An imposing and prominent Town Centre residence. Llandysul, West Wales*



Cysgod Y Graig, Cilgwyn Row, Wind Street, Llandysul, Ceredigion. SA44  
4BD.

£295,000

REF: R/3456/LD

\*\*\* No onward chain \*\*\* An imposing and substantial Town residence \*\*\* Centre of Town location with commanding views over the River and Teifi Valley \*\*\* Perfect Family home with 3/4 bedroomed, 2 bathroomed accommodation \*\*\* Three storey modern house with integral garage \*\*\* Hardwood double glazing and oil fired central heating

\*\*\* Terraced rear lawned garden with raised decking and patio area \*\*\* Beautiful view point whilst being private

\*\*\* Prominent Town Centre location \*\*\* Easy level walking distance to a range of local amenities \*\*\* Perfect Family home  
\*\*\* Within close proximity to Ysgol Bro Teifi School \*\*\* A property worth of early viewing - Contact us today



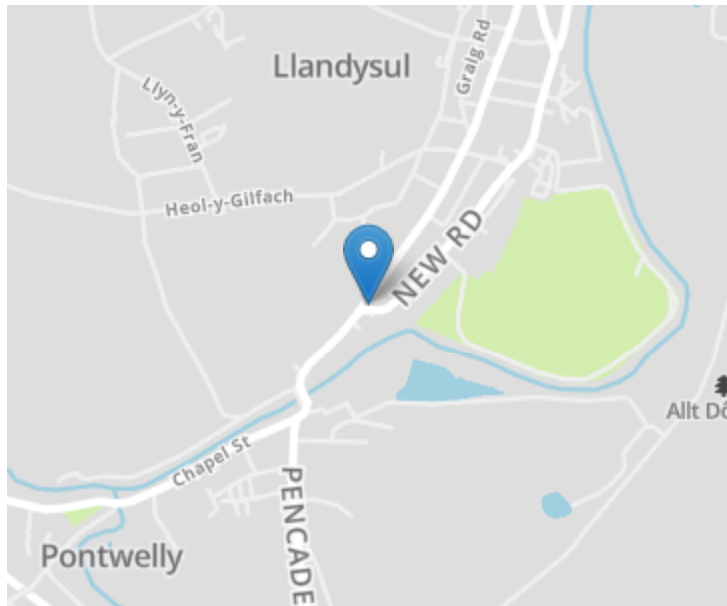
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## LOCATION

The property is situated within the picturesque Teifi Valley Market Town of Llandysul. The Town benefits from a recently completed Community Primary and Secondary School, Ysgol Bro Teifi. The property is within walking distance to everyday local facilities as well as Cafes, Bars, Petrol Station, Places of Worship and Llandysul Paddlers Kayak and Canoe Centre.

The larger Market Town and Administrative Centres of Cardigan, Aberystwyth, Lampeter and Carmarthen lie nearby with the M4 Motorway connection within a 20 minute drive to the property.

## GENERAL DESCRIPTION

Cysgod Y Graig offers potential Purchasers an unique opportunity to acquire a prominent and imposing Town residence that boasts 3/4 bedroomed accommodation split over three floors. The property is modern in design and enjoys a fantastic atrium style Reception Hall giving visibility to all three floors.

Externally it enjoys a terraced lawned garden with breath taking views over the River and the Teifi Valley beyond.

Well positioned within the Town Centre of Llandysul and enjoying easy level walking distance to a range of local facilities. The perfect Family home currently consisting of the following.

## GROUND FLOOR

### ATRIUM STYLE RECEPTION HALLWAY



With access via a solid front entrance door, staircase to the first floor accommodation, radiator.

### GROUND FLOOR BEDROOM 4/OFFICE



12' 2" x 11' 6" (3.71m x 3.51m). With radiator, fitted book shelves.

### INNER HALLWAY

With

### SHOWER ROOM

With a walk-in shower facility, low level flush w.c., wash hand basin, extractor fan, radiator.

### WALK-IN CLOAK CUPBOARD

## UTILITY ROOM



11' 9" x 5' 7" (3.58m x 1.70m). With Belfast sink with mixer tap, work surfaces with under counter space for automatic washing machine and tumble dryer, Fire Bird combi oil fired central heating boiler running all domestic systems within the property, radiator, side entrance door.

## INTEGRAL GARAGE



17' 5" x 11' 4" (5.31m x 3.45m). With roller shutter doors to the front giving vehicular access to the front and to the rear a roller shutter door giving access to the courtyard.

## FIRST FLOOR

### FIRST FLOOR LANDING



With picture window enjoying fantastic views over the River Teifi and the Valley beyond, radiator.

### KITCHEN/DINER



18' 0" x 12' 6" (5.49m x 3.81m). A raised fitted Kitchen area with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, space for electric cooker with extractor hood over, space for dishwasher. LARGE DINING AREA with radiator and picture window.

**KITCHEN/DINER (SECOND IMAGE)****GARDEN ROOM**

11' 3" x 9' 3" (3.43m x 2.82m). With direct access onto the raised decking and garden area. Providing a room with ample light and a fantastic place to relax all year round.

**GARDEN ROOM (EXTERNAL IMAGE)****LIVING ROOM**

18' 0" x 12' 4" (5.49m x 3.76m). With a raised open fireplace with granite surround, radiator, double aspect windows.

**LIVING ROOM (SECOND IMAGE)****SECOND FLOOR****SECOND FLOOR REAR LANDING**

With triple windows providing fantastic views over the garden.

### REAR BEDROOM 3



12' 6" x 8' 9" (3.81m x 2.67m). With radiator.

### BATHROOM



Having a fully tiled 3 piece suite comprising of panelled bath, low level flush w.c., pedestal wash hand basin, extractor fan.

### FRONT GALLERIED LANDING

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

### FRONT BEDROOM 1



18' 0" x 12' 6" (5.49m x 3.81m). With dual aspect windows, built-in full height wardrobes.

### FRONT BEDROOM 2



12' 5" x 8' 8" (3.78m x 2.64m). With radiator.

## EXTERNALLY

### TERRACED REAR GARDEN



A terraced rear garden laid to lawn with a range of mature shrubbery, being private, and providing fantastic views over the surrounding Teifi Valley. The garden is accessed via the Garden Room with a raised decking and patio area. Ideal for those late Summer Evenings and for Family living.

### GARDEN (SECOND IMAGE)



### REAR COURTYARD

To the ground floor lies a rear courtyard having access via a gravelled path to the side of the property.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS OVER TEIFI VALLEY



## AGENT'S COMMENTS

A substantial Town property providing fantastic Family living.

## TENURE AND POSSESSION

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

## COUNCIL TAX

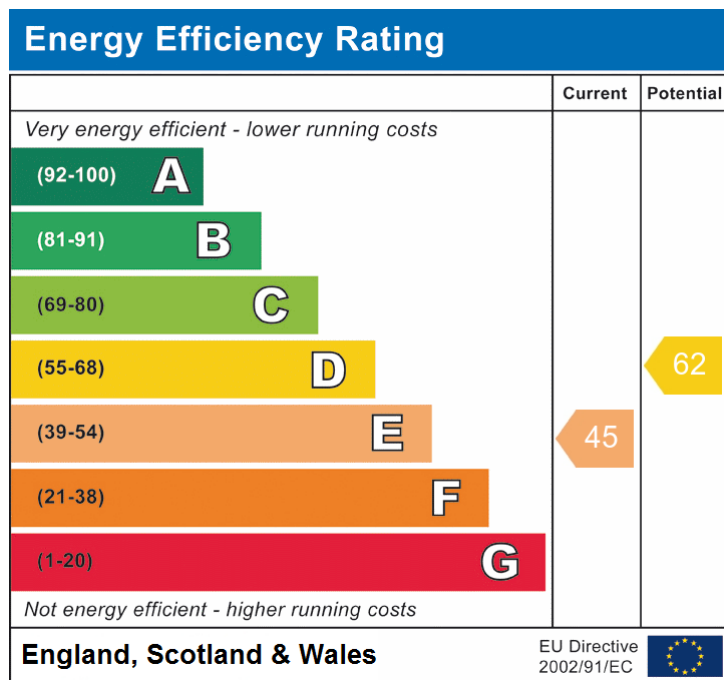
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

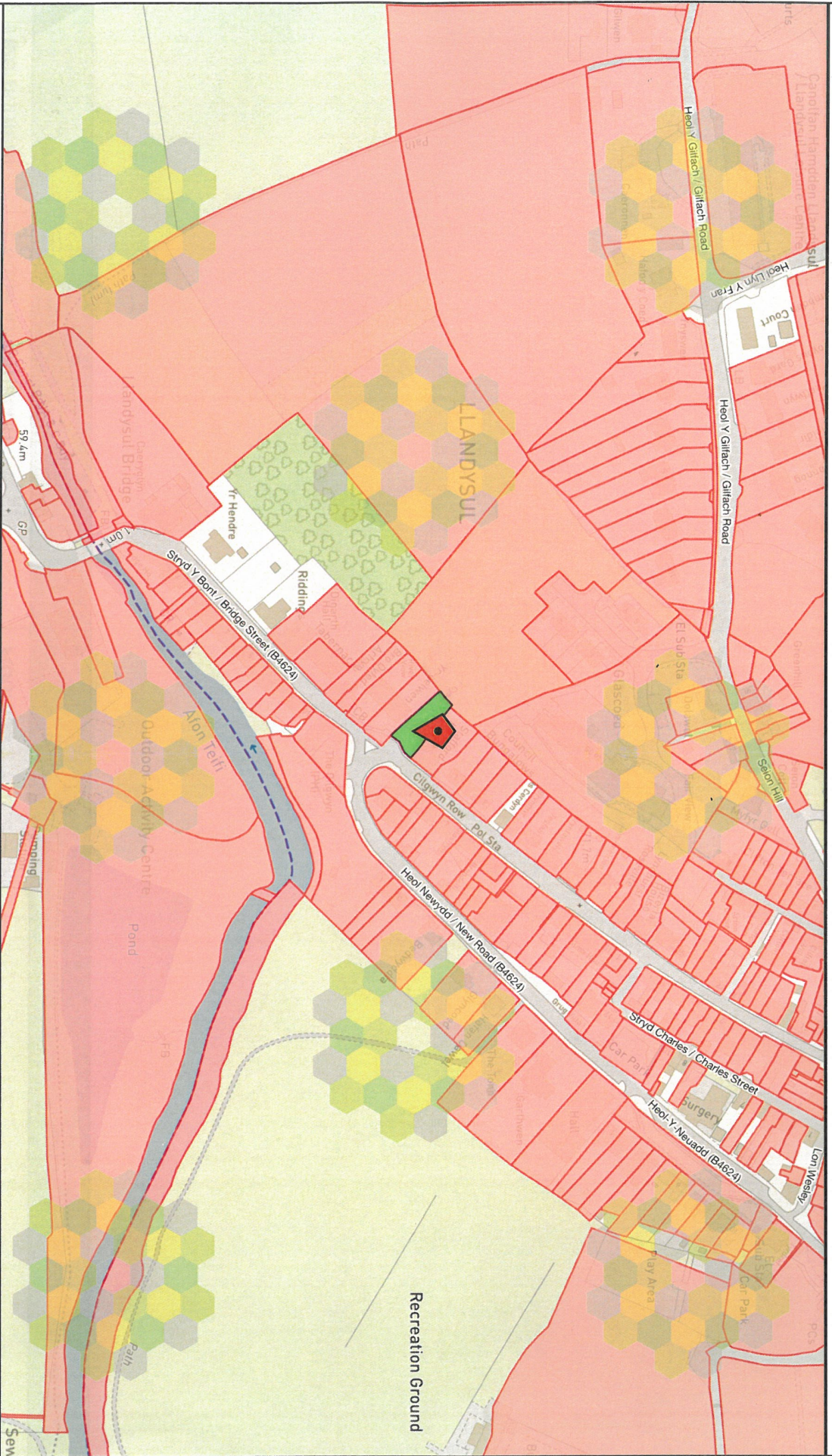
## MONEY LAUNDERING REGULATIONS

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, oil fired central heating, hardwood double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.





0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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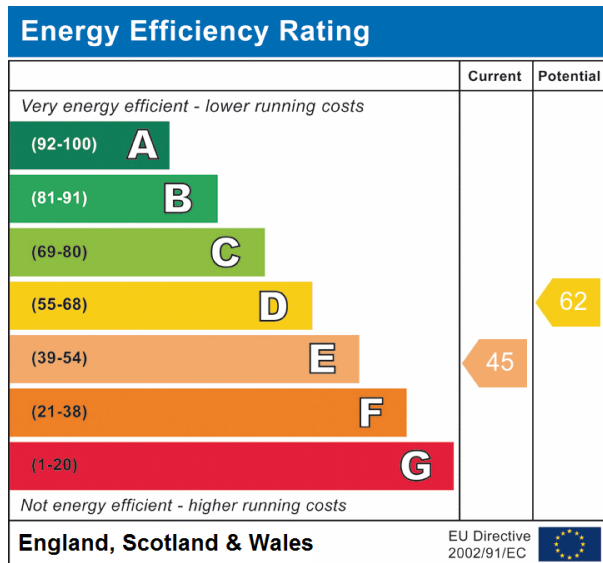
**Directions**

On entering the main 'One Way' thoroughfare in Llandysul continue up the junction for Bridge Street and Wind Street. The property will be located right in front of way, 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages



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

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