

Regulated by:



**RICS**



Since 1989

*A pleasantly positioned 3 bedroomed detached bungalow with generous grounds. Llandysul, West Wales*



**Llainfryn, 20 Parc Yr Ynn, Llandysul, Ceredigion. SA44 4JU.**

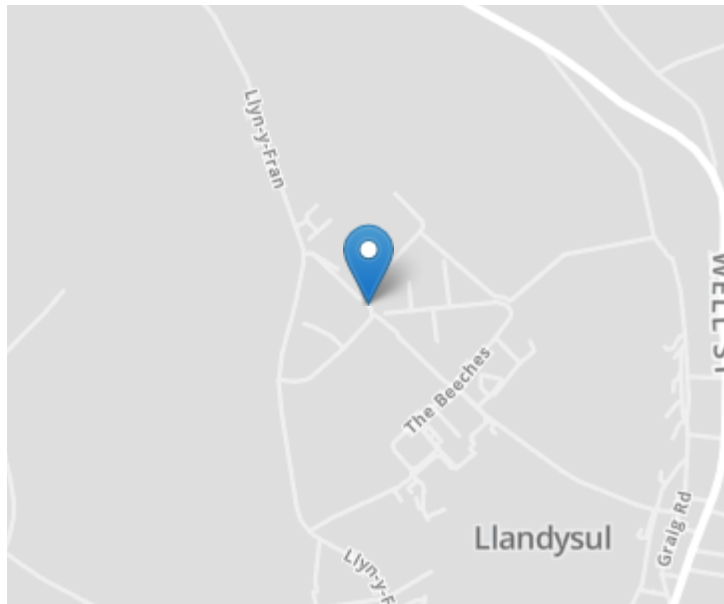
**REF: R/3457/LD**

**£260,000**

\*\*\* No onward chain \*\*\* Pleasantly positioned detached bungalow \*\*\* Comfortable 3 bedroomed accommodation with Integral Garage \*\*\* Oil fired central heating, UPVC double glazing and Broadband available

\*\*\* Generous and low maintenance grounds \*\*\* Tarmacadamed driveway with ample parking \*\*\* Garden laid equally to gravel and level lawn \*\*\* Vast range of mature shrubbery and trees \*\*\* Mature hedge boundaries to the side

\*\*\* Sought after location in a popular residential cul-de-sac - Neighbours the Town Surgery \*\*\* Close proximity to the Town Centre and all of its amenities \*\*\* Walking distance to Ysgol Bro Teifi School \*\*\* A short drive to Carmarthen, the M4 Motorway and the renowned Cardigan Bay Coastline \*\*\* Perfectly suiting Family Occupiers or for retirement living \*\*\* Viewing highly recommended



## 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.

## GENERAL DESCRIPTION

Here lies a well positioned detached bungalow enjoying a prominent position within the popular cul-de-sac of Parc Yr Ynn. The property offers 3 bedroomed accommodation along with UPVC double glazing and oil fired central heating.

It is positioned on a generous plot with extensive front and rear garden areas, being low maintenance, and laid equally to gravelled areas and level lawn.

In all a highly desirable property on an edge of Town position yet being within walking distance to all Town amenities and Ysgol Bro Teifi School.

Viewings are highly recommended. Contact us today to view.

## RECEPTION HALLWAY

With UPVC front entrance door, built-in cloak cupboard, built-in airing cupboard housing the Trianco oil fired central heating boiler.

## LIVING ROOM

14' 4" x 11' 0" (4.37m x 3.35m). With an open fireplace with a stone surround and hearth, radiator, patio doors to the Conservatory.



## CONSERVATORY

9' 5" x 5' 8" (2.87m x 1.73m). With glazed panels and sliding door to the garden.

## KITCHEN/DINER

15' 0" x 9' 3" (4.57m x 2.82m). With a modern range of wall and floor units with work surfaces over, single sink and drainer unit, electric cooker, 4 ring hob and extractor hood over, plumbing and space for automatic washing machine and dishwasher, door through to the Integral Garage.



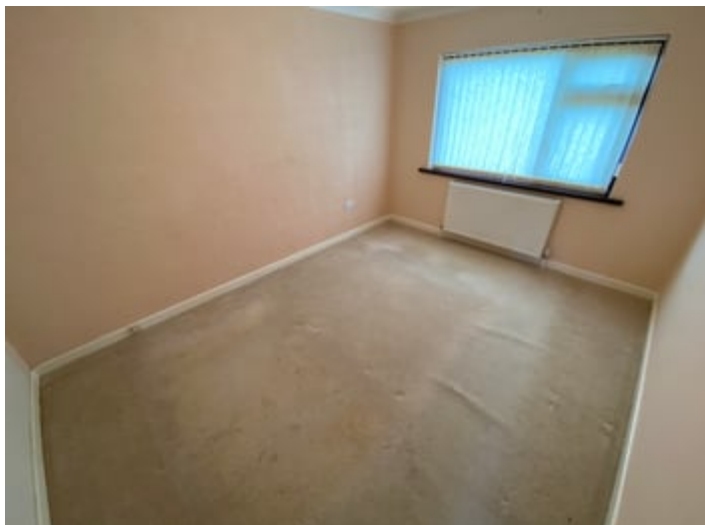
### BEDROOM 1

12' 8" x 7' 9" (3.86m x 2.36m). With built-in wardrobes, radiator.



### BEDROOM 2

12' 6" x 9' 3" (3.81m x 2.82m). With radiator.



### BEDROOM 3

10' 4" x 8' 0" (3.15m x 2.44m). With radiator.



### BATHROOM

Having a 4 piece suite comprising of a panelled bath, pedestal wash hand basin, low level flush w.c., separate shower cubicle with Triton electric shower, radiator.



### INTEGRAL GARAGE

18' 6" x 9' 9" (5.64m x 2.97m). With an up and over door and a rear service door to the garden area.

PLEASE NOTE: The Garage does offer potential for further living accommodation (subject to consent).





**INTEGRAL GARAGE (SECOND IMAGE)****EXTERNALLY****REAR GARDEN**

A particular feature of this detached bungalow is its extensive rear garden that is laid equally to gravel and level lawned areas. The garden boasts a fantastic range of mature shrubbery and plants and truly low maintenance living.

**REAR GARDEN (SECOND IMAGE)\0****GARDEN (THIRD IMAGE)****GARDEN (FOURTH IMAGE)****FRONT GARDEN**

The front garden is laid to gravel with mature hedge line boundary.

**PARKING AND DRIVEWAY**

A tarmacadamed driveway lies to the side of the property giving easy access to the rear and also onto the garage, laid to tarmac, with ample parking.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A highly appealing detached bungalow in a sought after residential cul-de-sac.

## 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'.

## 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, Broadband available.


## Directions

In the Town of Llandysul drive up through the main High Street, passing the Spar Supermarket on the left hand side, then take the next left hand turning up hill towards the Former School. When you get to the brow of the hill turn right and proceed up this road for a ¼ of a mile and you will see the entrance to Parc yr Ynn Estate on the right hand side. Drive into the estate of Parc Yr Ynn, take second left 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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 





Conservatory

Bedroom

Living room

Kitchen/  
Diner

Garage

Bedroom

Bathroom

Bedroom