



Gwynfryn 2 Charles Street, Llandysul, SA44 4QW

No Offers £129,950

Deceptively Spacious 3 Storey Mid-Terraced Property in a Popular Town Location

Well Presented and Ready for Immediate Occupation

Affording 3 Bedroom, Modern Bathroom, 2 Open Plan Reception Rooms, Kitchen

Rear Enclosed Garden

Electric Heating

Pleasant Countryside Views to the Rear

Superb Family Home, Viewing is Highly Recommended

No Forward Chain.

EPC F

Situation

On the banks of the river Teifi lays the small idyllic and unspoilt market town of Llandysul, a town steeped in history and Welsh culture. Llandysul is a thriving market town, which is ideally situated for exploring West Wales and the many attractions the surrounding counties have to offer. A haven for those who like being in the outdoors, with numerous beautiful walks and cycle paths to enjoy, keen water sport enthusiasts will no doubt enjoy the facilities provided by Llandysul Paddlers.

The larger market towns of Newcastle Emlyn, Cardigan are within a 20 to 30 minute drive whilst Carmarthen the administrative town for the area provides a wide range of commercial, educational and recreational facilities. With the M4 connection at Pont Abraham available at Pont Abraham (20 minute drive from Carmarthen).

Llandysul is situated about twenty minutes from some of the most spectacular coastline along Cardigan Bay, Gwynfryn could therefore provide ample potential as a holiday let.

Description

Conveniently situated in the heart of the small market town of Llandysul, Gwynfryn comprises a mid terraced 3 storey residence of traditional solid stone wall construction with rendered front elevation, under a slate covered roof. Providing deceptively spacious accommodation the ground floor provides two character reception rooms whilst the kitchen is located on the lower ground floor with immediate access to the garden. The 3 bedrooms are located on the first floor along with the family bathroom. An attractive feature is the enclosed rear garden which provides a lovely space to sit and relax. Pleasant views are seen from the rear to include the cricket ground bordered by the River Teify with woodland beyond.

The accommodation includes (approximate dimensions):

GROUND FLOOR

Hallway

With tiled floor, Dimplex Contra 5 electric heater and stairs leading to the lower ground floor and rising to the first floor, door to:

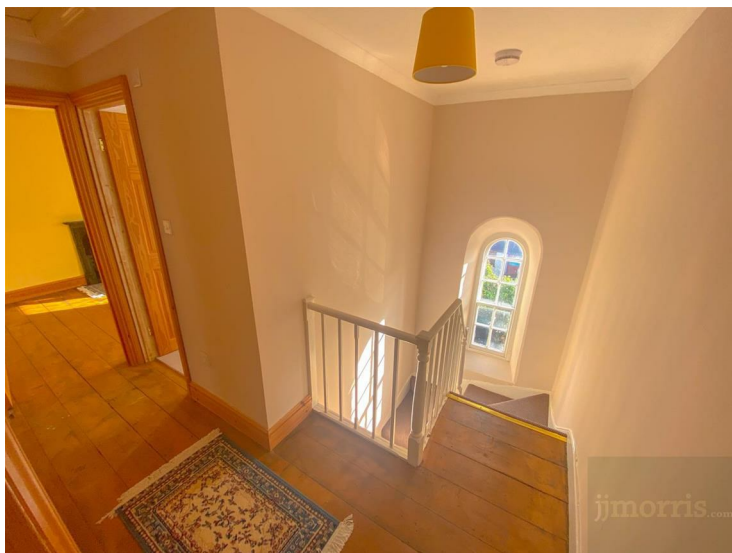
Dining Room/Living Room 20'9" x 15'5" (6.32m x 4.70m)



A well proportioned room, enjoying a double aspect, boasting part quarry tiled floor and part boarded floor, 2 'dimplex' heaters, open beam ceiling, recess and corner cupboards, timber fire surround for electric fire.

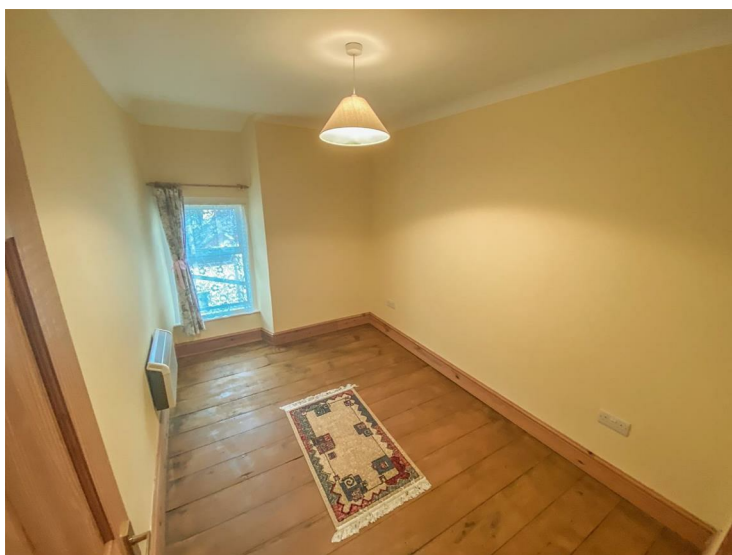
FIRST FLOOR

Landing



A lovely feature is the boarded flooring which continues into the bedrooms.

Bedroom 3 10'3" x 7'3" (3.12m x 2.21m)



Overlooking the fore with 'dimplex' heater.

Bedroom 1 11'8" x 10'3" (3.56m x 3.12m)



Double room to the fore with feature cast fireplace, shelved recess and 'dimplex' heater.

Bedroom 2 10'6" x 8'3" (3.20m x 2.51m)



Double room incorporating a cast grate, 'dimplex' heater, airing cupboard which houses the immersion heater. A lovely countryside aspect is seen from the rear.

Bathroom 7' x 5' (2.13m x 1.52m)



Fully tiled with panel bath and 'Galaxy Obsession' shower over, close coupled toilet, wash basin and electric towel warmer.

LOWER GROUND FLOOR - RETURNING TO THE GROUND FLOOR

Kitchen 19'3" x 10'7" (5.87m x 3.23m)



From the hallway, steps lead down to a generous kitchen boasting an exposed stone wall, a range of base and wall mounted units with worktop surfaces over, incorporating a stainless steel single drainer sink unit, 'Cata' oven and ceramic hob, tiled splash backs, 'dimplex' heater, window to rear, plumbing for dishwasher and washing machine (both being left) and a door leads to the rear garden.

Outside



A lovely feature is the enclosed rear garden which is mainly laid to lawn with delightful concrete patio area with flower beds beyond. There is also a very useful outside toilet and wash basin.

General Remarks

A deceptively spacious 3 storey town property which the vendors have nicely updated and improved to create a lovely family home. To fully appreciate what is on offer an early inspection is strongly advised.

Servides Etc.

Services: Not Tested. Mains water, electricity and drainage assumed connected. Buyer's legal adviser to confirm. Mainly sealed glazing.

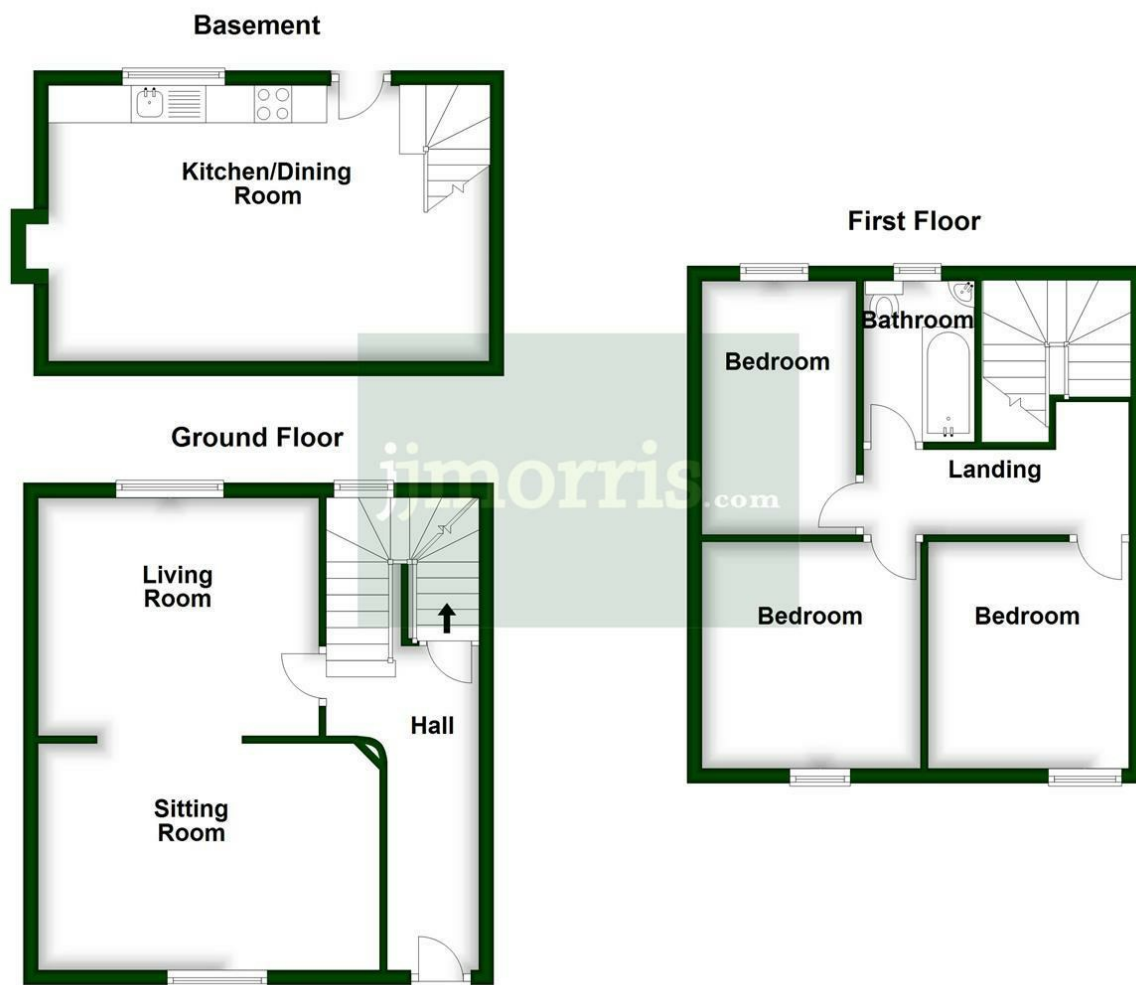
Local Authority: Ceredigion County Council.

Property Classification: Band B.

Tenure: Freehold with full vacant possession upon completion.

Parking: Please note that there is a council owned car park nearby and permits are available for purchase. Please make enquiries to Ceredigion County Council 01545 570881.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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