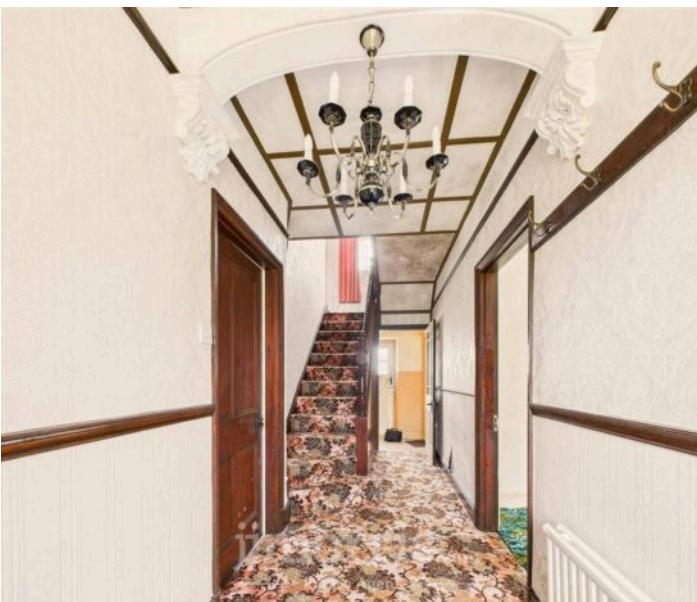




Maelgwyn, Rhydlewis - SA44 5PF

Llandysul

£235,000



Maelgwyn

Rhydlewis, Llandysul

An exciting opportunity to purchase a Traditional Period Three Bedroom Detached House benefiting from many original features and fittings, now requiring a scheme of modernisation and improvement. The property is set in a generous plot extending to 0.41 acres or thereabouts and has previously been well maintained and planted, with many mature shrubs, bushes and trees, including fruit trees and although overgrown currently, the grounds are of a particular feature. The accommodation comprises: Canopy Porch, Hall, Living Room, Dining Room, Kitchen, Rear Lobby, Sitting Room, Landing, Three Bedrooms and a Family Bathroom.

Council Tax band: TBD

- Many Original Features and Fittings
- In a Generous Plot Extending to Approx. 0.41 Acres
- Traditional Period Three Bedroom Detached House
- Requiring a Scheme of Modernisation and Improvement



Porch

Glazed door to:-

Hall

Radiator, stairs rising off to first floor, dado rail, picture rail, telephone point.

Living Room

Sash windows to the front, two radiators, feature fireplace, picture rail.

Dining Room

Sash window to the front, two radiators, picture rail, glazed door to:-

Kitchen

Having a range of wall and base units, worktop surfaces, stainless steel sink unit, electric hob with extractor fan over, double oven, tiled splashback, space for fridge freezer, oil fired boiler, dual aspect windows, radiator.

Rear Lobby

Dado rail, understair cupboard, door to rear, door to:-

Sitting Room

Feature fireplace, radiator, dado rail, picture rail, recessed display cabinet, exposed beams, sash window to the rear.

FIRST FLOOR

Landing

Sash window to the rear, loft access, picture rail.

Bedroom One

Two sash windows to the front, radiator.

Bedroom Two

Sash window to the front, radiator, picture rail.



Bedroom Three

Dual aspect sash window, picture rail, radiator.

Bathroom

Three piece suite of panel bath, low flush WC, pedestal hand wash basin, shaver socket, tiled walls, airing cupboard, sash window to the rear.

Externally

The overall plot extends to around 0.41 acre or thereabouts and has previously been lovingly maintained and planted and although the gardens and grounds have not had the same attention in recent years, there are many mature shrubs and bushes, along with fruit trees. With some ground clearance and cutting back, restoring the gardens to their former glory will significantly enhance the new owners enjoyment. The property benefits from two gated entrances, one to the front with red brick flanked entrance way, which opens to a driveway leading through the centre of the garden and opening up to a tarmac forecourt area, which continues around the side, with a further gated access. The rear of the property is also hardstanding, although consumed by nature currently. There are brick built outhouses and a detached garage, which is accessed from the side.

Services, etc.

Services - Mains water and electricity,

Drainage - to be confirmed.

Oil fired central heating.

Local Authority - Ceredigion County Council

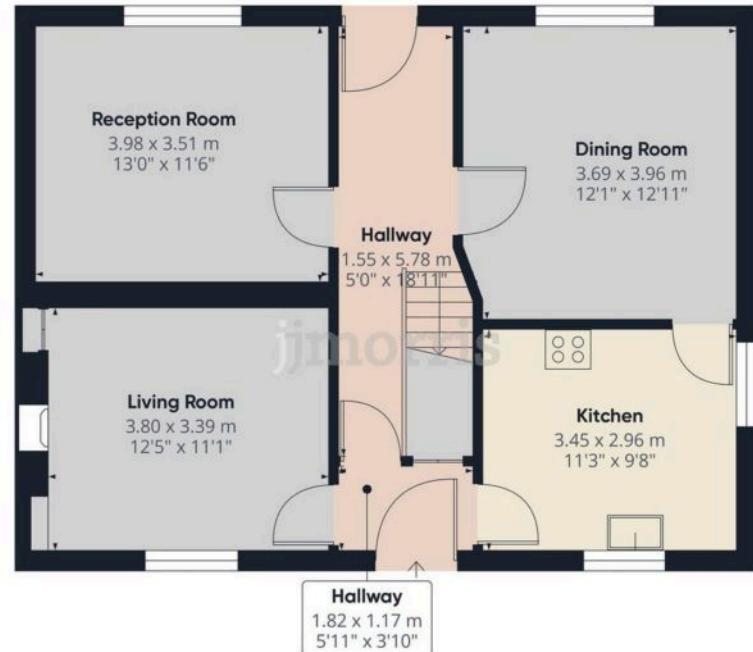
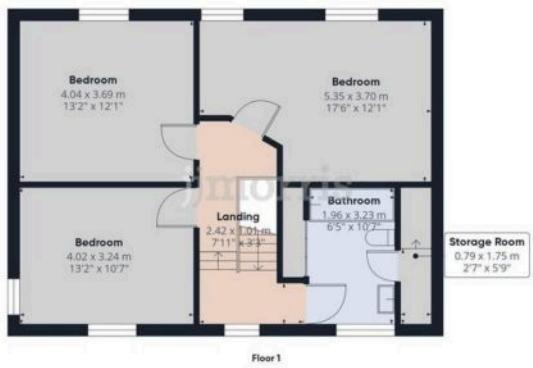
Property Classification - Band F

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///city.quiet.stub









jjmorris.com

JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • cardigan@jjmorris.com • <http://jjmorris.com>

