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5 NOTT SQUARE, CARMARTHEN, CARMS, SA31 1PG

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Trefach, 2 Clifton Terrace, Llandysul, Ceredigion, SA44 4BY

Offers Around £95,000

A charming conveniently set, traditional single fronted TERRACED house. Offered for sale on the instructions of the executors of the previous owner, this pretty exposed stone cottage has 1 LIVING ROOM, 2 BEDROOMS (1 double and 1 single) a recently refitted BATHROOM, full oil central heating, full uPVC double glazing and an enclosed rear courtyard. The property is conveniently situated within an easy 2 to 3 minutes walk of the town centre and although there is no private parking, there is on street parking nearby. The county town of Carmarthen is approximately 25 minutes drive to the south, while Newcastle Emlyn is approximately 15 minutes away. Empty property - No onward chain.

LOCATION & DIRECTIONS

Conveniently situated at O.S. Grid Ref. SN 416 406 on Clifton Terrace, Llandysul. Llandysul Offers a reasonable range of amenities including a primary school, supermarket, range of shops etc. From CARMARTHEN take the A485 north as if heading towards Lampeter and proceed through the villages of PENIEL, RHYDARGAEU, PONTARSAIS and ALLTWALIS. Approximately one mile after ALLTWALIS, turn left onto the B4459 (just after the Petrol Filling Station on the right-hand side) and continue for approximately 2 miles into the village of PENCADER. Approx 1 mile after leaving PENCADER, fork left onto a 'C' road and proceed for approx 1½ miles. At the junction with the B4336 bear left and continue for approx 1 mile before turning right towards the town itself. On entering the town (passing the Petrol Filling Station on the left-hand side) turn right at the "T" junction where the road will swing left onto the bridge over the River Teifi. Continue along this road for approximately 200 yards and approx 50 yds after the Spar, turn left up Seion Hill (also signposted Leisure Centre) and Clifton Terrace is the first road on the left.

CONSTRUCTION

We understand the original Cottage was built around 1890 of traditional stone and slate construction, with a more recent single storey rear extension to provide the following charming accommodation. FRONT ENTRANCE HALL with a tiled floor, staircase to first floor and door off to the living room.

LIVING ROOM

16'4" x 14'6" max (4.979 x 4.437 max)



Laminated floor covering and window to front.

KITCHEN / BREAKFAST ROOM

20'2" x 6'11" (6.169 x 2.127)



Having a tiled floor and good range of base and eye level units including a single drainer stainless steel sink, dining area and neatly set Buckingham Palace oil-fired boiler for both the central heating and domestic hot water. Half glazed rear entrance doorway.

FIRST FLOOR

LANDING with a loft access.

DOUBLE BEDROOM 1

16'4" x 10'6" (4.994 x 3.223)



Having a feature cast iron Victorian fireplace and exposed floorboards.

SINGLE BEDROOM 2

7'9" x 6'9" (2.371 x 2.061)



Again with exposed floorboards.

BATHROOM

6'5" x 5'5" (1.964 x 1.676)



We understand the bathroom was refitted in 2004 with modern tiled walls, Italian style tiled floor, panelled bath, pedestal wash basin and WC.

EXTERNALLY



The front door opens directly onto Clifton Terrace, while to the rear there is an approx 8.5 metre or 27' long (average) walled courtyard with a rear pedestrian gate and outside toilet.

SERVICES

Mains electricity, water and drainage. Full oil fired central heating. Full uPVC double glazing. We understand from the owners that the property was rewired and re-plumbed in 2004.

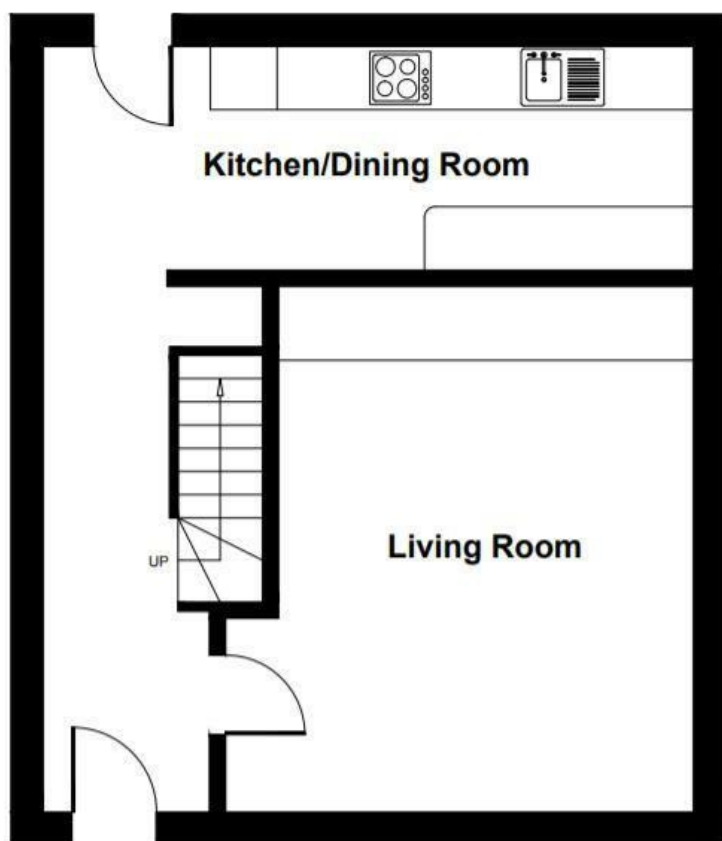
COUNCIL TAX

We understand the property is in Band C and that the Council Tax for the 2019 / 2020 Financial Year before discounts is £1,477 which equates to approx £123 a month.

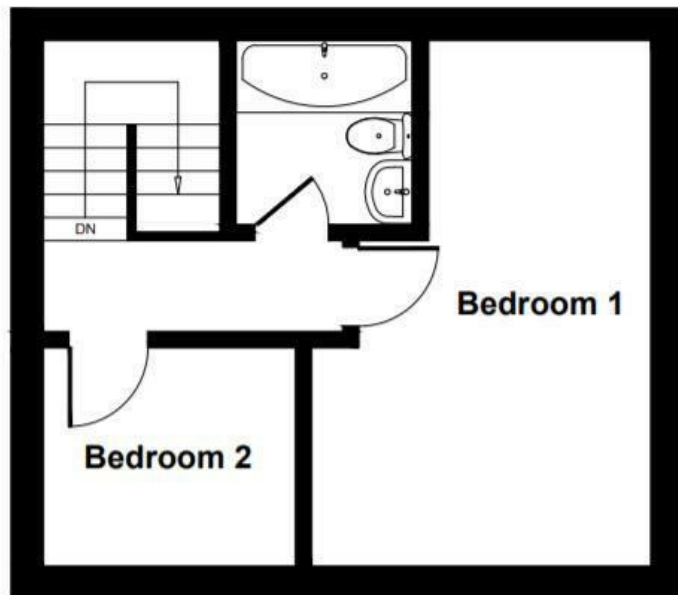
BOUNDARY PLAN



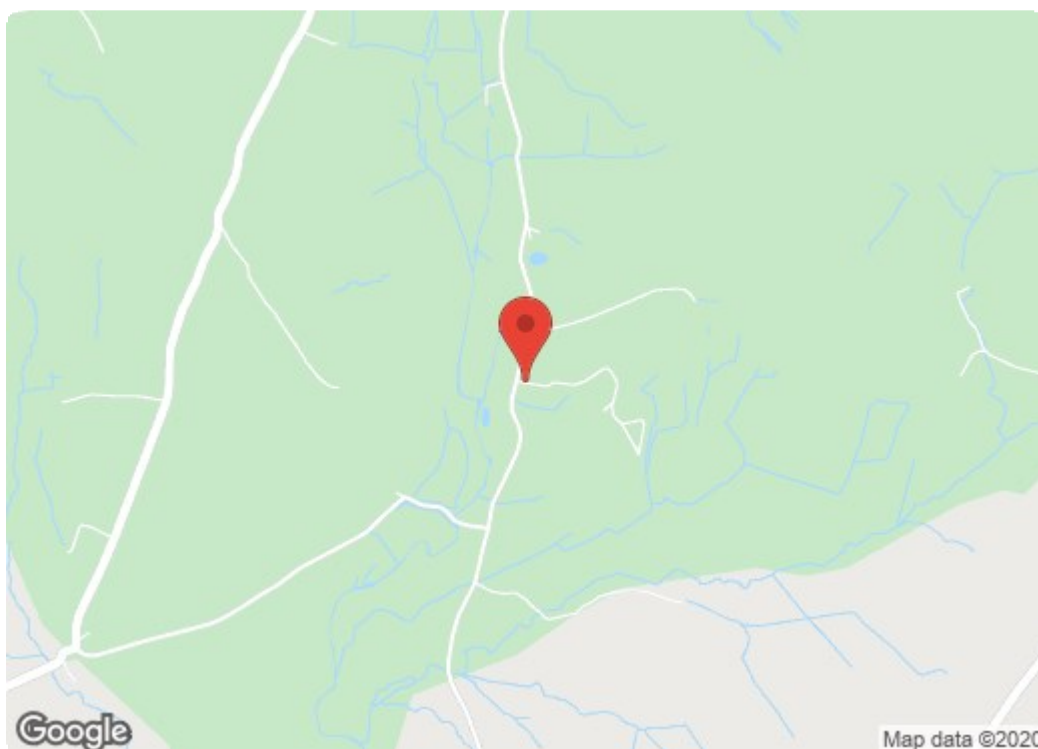
Please note that this boundary plan is for identification purposes only.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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