

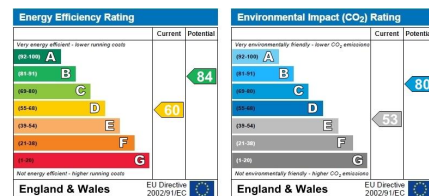
NEW PRICE



Llais Y Coed, Llandysul SA44 5TN

Offers in the region of £220,000

Spacious 3 Bedroom Detached Property
Double Glazing and Oil Fired Central
Heating System
Rural Village Location Midway Cardigan,
Lampeter and Carmarthen



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DESCRIPTION

NO CHAIN

A 3 bedroom detached house and benefiting from double glazing and oil central heating, being well presented and in good decorative order with parking and lawned garden to rear. The property also benefits from utility room, study and downstairs cloak room. Situated in the rural village of Henllan which is approximately 4 miles from Newcastle Emlyn and Llandysul, both offering good day to day shopping facilities, junior and secondary schools and being 14 miles approximately from the county and market town of Carmarthen which offers good shopping facilities, national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection.

HALLWAY

Understairs store cupboard, staircase, doors to

CLOAK ROOM

Low flush WC, wash hand basin, radiator, window to side.

STUDY

7'6 x 5'11/9 (2.29m x 1.80m)

Double glazed window to side, radiator

LIVING ROOM

12'2 9'5/11'4 (3.71m x 2.87m)

Double glazed window to front, radiator, open fire

place with wood surround and mantle, tiled inset and hearth, electric flame effect fire inset, double doors to;

UTILITY ROOM

7'1 x 6' (2.16m x 1.83m)

Rear door, double glazed window to side, oil boiler, tiled floor, plumbing for washing machine

LANDING

HALF LANDING

Double glazed window to front.

LANDING

Velux window to front, loft access, door to airing cupboard.

BEDROOM

11'8 x 7'8/9'9 (3.56m x 2.34m)

Dormer window to front, storage cupboard, radiator, dado rail.

BEDROOM

11'8 x 10'1 (3.56m x 3.07m)

Velux window to rear, radiator, loft storage area, dado rail.

BATHROOM

8'9 x 7'1 (2.67m x 2.16m)

Panel bath with shower and side screen over, pedestal wash hand basin, low flush WC, radiator, tiled floor and localised wall tiles, loft storage area, door to airing cupboard

BEDROOM

11' x 10'11'3 (3.35m x 3.05m)

Velux window to front, radiator, laminated wooden floor

DRESSING ROOM/ WARDROBE

Velux window to rear.

EXTERNALLY

Gated and pillar access to tarmacadam drive and parking area, lawned garden to front and side access to rear lawned garden, rear patio area and 2 garden SHEDS

SERVICES

We are advised that Mains water and electricity are connected. Mains drainage.

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A484 north signposted Cynwyl Elfed - Llandysul. Continue through the villages of Bronwydd, Cynwyl, Cwmdud, Rhos and Saron. Continue on down the hill and take a right hand turning signposted Henllan. Continue on into the village and take the first turning right, continue to the post office and after a short distance the property will be located on the right hand side as identified by our For Sale board.