



Isfryn, High Street, Llandysul, SA44 4DN

Offers in the region of £200,000



CARDIGAN
BAY
PROPERTIES

EST 2021



Isfryn, High Street, SA44 4DN

- Charming 3-4 Bedroom Town House
- Large Kitchen Dining Space
- Walking Distance To Town Amenities
- Rear elevated garden
- Beautifully presented
- Located on Llandysul Main Street
- Modern Family Bathroom
- Within Easy Driving Distance To The Coast
- Garage and storage outbuilding
- EPC Rating ; F

About The Property

A beautifully presented 3/4-bedroom townhouse is located in the rural town of Llandysul, overlooking the river Tivy, within easy walking distance to the town center and within driving distance to the Ceredigion coastline. The town of Llandysul is a market town that offers a wide range of shops, education, and local amenities as well as a variety of outdoor activities such as walking, cycling, and fishing, the most well-known taking advantage of the town's riverside location with its white water canoeing and national slalom events. Further a field, are the market towns of Newcastle Emlyn and Cardigan, the larger towns of Carmarthen and Lampeter. The stunning local beaches and coastal paths within the Cardigan Bay coastline of West Wales offer excellent walks and spectacular scenery.

The house is accessed through the main door off the high street into the entrance hall with laminate light Oak wood effect flooring and doors leading into the lounge: with an area for a multi-fuel stove (not connected) on a slate hearth, laminate Walnut wood effect flooring, bay window facing the main street, and double doors into the rear utility room. From the entrance hall, you also access the open plan kitchen/diner, with tiled flooring, modern matching kitchen base and wall units, a Rangemaster electric oven range with induction hob a splashback with extractor fan over, a single sink and drainer overlooking the rear window, space and plumbing for a dishwasher, and an American style freestanding fridge/freezer. to the front of room, the dining area is located with a feature window overlooking the street.

At the rear of the hallway, there is a back door with steps out to the garden and access to the rear porch/utility room. this spacious room could be used for a variety of uses and has a tiled floor and space and plumbing for a washing machine and tumble dryer and double doors to the lounge,

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Continued;

From the entrance hall there are stairs leading up to the split landing, to the left are steps up to the family bathroom with double shower, bath with central tap, WC and a vanity sink unit, the bathroom also benefits from an airing cupboard.

The landing then leads you to the four bedrooms, bedroom one is the master, it is a double room with a bay window to the front of the property with a street view; bedroom two is also a double to the front of the property, while bedroom three is located at the rear, and is also a double room, bedroom four is a small single room located to the front and benefits from a street view this is currently used as an office.



Externally;
Externally to the rear of the property, there are steps up onto the rear elevated garden, with a paved patio area where you can enjoy some Al fresco dining, there are further steps up to a terraced lawn and access to the garage/storage building, This 2 story, part stone, brick and corrugated iron building, has a storage area with a door onto the garden, steps to the side of the building then leads you the garage above which accesses the lane to the rear, this building is in need of some repair but could be adapted for a variety of uses.

This charming home is surprisingly spacious, beautifully presented, and needs to be viewed to truly appreciate it.

- Hallway
21'8" x 3'6" (6.616 x 1.077)
- Lounge
19'8" (5.996)
- Kitchen / Diner
20'4" x 10'4" (6.217 x 3.154)
- Utility
12'5" x 12'1" (max) (3.806 x 3.703 (max))
- Landing

- Family Bathroom
9'2" x 8'2" (2.797 x 2.501)
- Bedroom 1
10'11" x 10'9" (3.335 x 3.302)
- Bedroom 2
10'11" x 10'11" (3.328 x 3.329)
- Bedroom 3
10'11" x 10'9" (3.335 x 3.302)
- Bedroom 4 / Office
7'8" x 5'1" (2.346 x 1.566)
- External Storage room
10'10" x 9'6" (3.316 x 2.897)
- Garage
13'7" x 11'4" (4.143 x 3.469)

IMPORTANT INFORMATION:
VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.
TAX BAND: C, Ceredigion County Council
TENURE: We are advised that the property is Freehold
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 in these details have not been tested.
SERVICES: We have not tested any services to this property.
FLOOD RISK: Rivers/Sea - N/A Surface Water: N/A
COASTAL EROSION RISK: None in this location
BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps
MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))
VIEWING INFORMATION: There are steps in the back garden. There is a historic well (no longer in use) in the utility room in front of the washing machine that historically the property Myrtle Cottage had a right to draw and carry away water from for domestic use only by means of a pipe, This is not in use, and Myrtle Cottage is apparently unoccupied.
TR/TR/11/23/OKTR





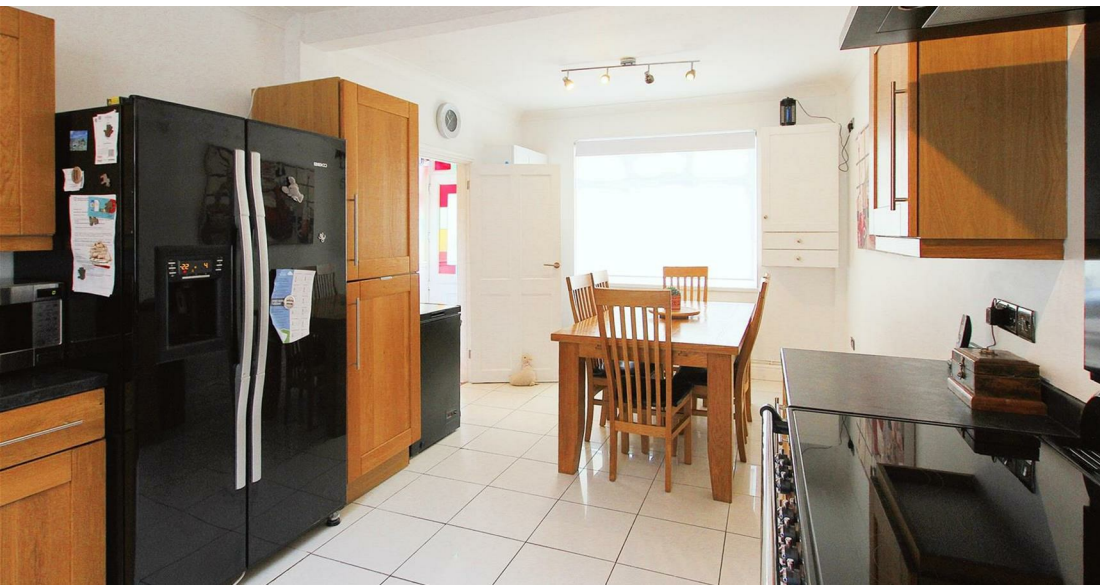
Directions

Heading from New Quay to Llandysul on the A486 take the first exit at the roundabout by Gomer printers, signposted Llandysul B4624, past Ysgol Bro Teifi. Continue down towards the town, onto Well Street, then keep left onto the one way system onto New Road. Continue past the church and car park on your right to the end of the road and turn left by the Cilgwyn pub onto Bridge Street (signposted Newcastle Emlyn/Carmarthen). Continue us the High street,

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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