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Clydfan Panteg Cross, Llandysul, Ceredigion, SA44 4SU

Guide Price £160,000

Situated on a quiet country road is this semi-detached 2/3 bedroomed property with outstanding unspoilt views, in need of some refurbishment but with significant potential having newer extension to the rear backing onto an enclosed & private rear garden. The property is conveniently located a short distance from the local town of Llandysul whilst also being within 20 minutes of the West Wales heritage coastline, renowned for its sandy beaches & secluded coves.

Location



Peacefully situated on a quiet 'B' road approximately 0.3 miles from the village of Croeslan, Llandysul with unspoilt country views. The village of Croeslan has a small village shop and is on a regular bus route. Only some 3.5 miles from the town of Llandysul with a good range of facilities including a new super school, shops, post office, public houses and places of worship. Within easy travelling distance of the West Wales coastline at Aberaeron and New Quay. The property is located some 18 miles north of the county town and administrative centre of Carmarthen.

Description



This property provides 2-3 bedroomed accommodation through what we understand was historically a former barn that has been converted into a homely residential dwelling with the retaining of character features via exposed stone walls etc. The property does require some refurbishment work, although the roof has been replaced in recent years along with an addition of a rear extension, chimney pot has also now been replaced and the chimney re-pointed, so the previous issue on the interior should now be able to dry out. The property benefits from oil fired central heating & uPVC double glazing & provides more particularly the following -

Front Porch



with front entrance stable door to -

Living Room

16'2" x 13'1" (4.93m x 3.99m)



With brick fireplace & tiled hearth, exposed ceiling beams & lovely countryside views to the front. PLEASE NOTE - The chimney pot has been replaced and the chimney re-pointed, meaning the the interior should now be able to dry out.

Sitting Room / Bedroom 1
12'9" x 10'7" (3.89m x 3.23m)



A generous sized sitting room with alcove shelving & open fireplace, again with lovely views over the open country, equally suitable as a bedroom.

Bedroom 2
12'5" x 8'8" (3.78m x 2.64m)



with attractive views, doors to hanging / shelving space

Bathroom
8'8" x 6'9" (2.64m x 2.06m)



A bathroom suite with bath, towel rail, pedestal wash hand basin, WC & toiletries cabinet.

Kitchen
16' x 8' (4.88m x 2.44m)



In a rear lean-to extension of the property is a galley style kitchen with electric oven & hob, base & wall units, single drainer sink, space for automatic washing machine & tumble dryer, door to -

Rear Hallway

18'6" x 3'5" (5.64m x 1.04m)



with original exposed stone walls

Bedroom 3

9'4" x 9'3" (2.84m x 2.82m)



A newer extension to the rear of the property benefiting from a velux skylight, patio doors to grounds at rear & door to -

En-Suite

9'5" x 5' (2.87m x 1.52m)



with WC, pedestal wash hand basin, corner shower cubicle with electric shower, heated towel rail, exposed stone wall, spotlights & extractor fan

Externally



To the front is a patio forecourt which extends around the property to the grounds at the rear which is largely laid to lawn, making a lovely sun trap with mature hedge boundary. There is parking space for up to 3 vehicles to the front directly in front of the property, also within the grounds is a garden shed & the external oil fired boiler & oil tank.

Rear of Property



Services

We understand that the property is connected to mains water, electricity & drainage, oil fired central heating & uPVC double glazing.

Council Tax Band 'C'

We understand that the property is in council tax band 'C' with the amount payable per annum being £1870.

Directions



What3Words: lashed.subplot.funky

From the Horeb crossroads take the A486 north towards Croeslan, at the next crossroads take a left hand turning as signposted by the Evans Bros property for sale arrow, continue on this road for approximately 0.5 a mile, the property can then be found on your right as identified by the 'Evans Bros For Sale' board.

Floor Plan

Approx. 86.2 sq. metres (928.2 sq. feet)



Total area: approx. 86.2 sq. metres (928.2 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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