

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk** 









2 Green Hill, Llandysul, Ceredigion, SA44 4BZ

Guide Price £110,000

A deceptively spacious 2 bedroomed, 2 reception roomed cottage benefitting from improved insulation with externally insulated walls, and with larger than average garden for this type of property with useful summerhouse/studio/workshop. Located just off the town centre of the popular Teifi valley town of Llandysul offering a good range of amenities and also close the the Ceredigion coastline making it ideal for First time buyers or investors.

#### **Description**

A deceptively spacious cottage in a pleasant location on the 11' x 9'5 (3.35m x 2.87m) outskirts of Llandysul.

Offering improvable accommodation and with insulation improvements works having been carried out to include external wall insulation and modern electrical heaters.

The property benefits from modern kitchen and bathroom but would benefit form refurbishment to the remainder.

Please note the property has been emptied since the pictures were taken and these may not represent the current condition of the property.

#### **Living Room**

11'1 x9'7 (3.38m x2.92m)



a cosy room with Victorian fireplace and beamed ceiling

#### **Dining Area**

14'10 x9'5 (4.52m x2.87m)



Open plan off the living area, with ornamental fireplace, beamed ceiling and door to storage cupboard

#### Kitchen





with attractive fitted units inc. 1 & 1/2 sink unit, fitted hob, microwave and oven, space for washing machine, rear door

## Landing



Rear window, door to airing cupboard with hot water cylinder.

## Bedroom 1

13'6 x 8'7



front window

## **Bedroom 2** 10'6 x 6'10 (3.20m x 2.08m)



Front window

#### **Bathroom**



with bath having shower over, wash basin and toilet. heated towel rail.

## **Externally**



Steps upto Front raised forecourt and

#### Rear Garden



The attraction of this property is the good sized rear garden being sloping and with views over the valley from the upper section, raised vegetable beds and upper patio terrace with the summer house. This is accessed via seep steps from the rear yard area.

**Summerhouse/Studio** 12'6 x 9'10 (3.81m x 3.00m)



Located on the upper side of the garden and enjoying views over the valley,

## Services



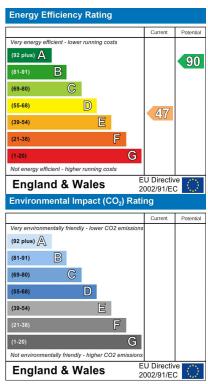
We are informed it benefits from Mains water, electricity and drainage. Modern electrical heating, Broadband connected.

# **Council Tax** Band B

## **Directions**

What3words remaining.sports.hospitals





5 NOTT SQUARE, **CARMARTHEN**, CARMARTHENSHIRE, SA31 1PG **Tel:** (01267) 236611 MART OFFICE, **LLANYBYDDER**, CEREDIGION, SA40 9UE **Tel:** (01570) 480444 1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS **Tel:** (01545) 570462

 $\textbf{Partners} \ Evans \ Brothers \ Ltd, \ Mr \ D.T.H \ Evans \ {\tt ERLC.S.}, \ Mr \ E.J. \ Cambell \ Evans \ {\tt M.R.L.C.S.}, \ Mr \ Mark \ R.Evans \ {\tt M.R.L.C.S.},$