



Brohedyn, 19 Heol Y Dderwen, Llandysul, SA44 4RW

Asking Price £207,500

An attractive and well-presented 3 bedroomed semi-detached home, pleasantly situated on the outskirts of the popular Teifi Valley town of Llandysul and enjoying far-reaching views over the surrounding countryside. The property has been considerably enhanced by a sizeable two-storey rear extension, providing spacious and versatile accommodation ideally suited to modern-day living. A particular feature is the cosy yet spacious living room, complete with an attractive wood-burning stove creating a warm and welcoming focal point. Externally the property benefits from a spacious and well-enclosed lawned rear garden, offering an excellent setting for children, pets and outdoor entertaining. Benefiting from oil-fired central heating and uPVC double glazing, the property is ready for immediate occupation. A highly appealing turnkey home, ideally suited to first-time buyers, families or those looking to downsize, whilst remaining conveniently placed for the town and its everyday amenities.

Location



The property is attractively situated on the outskirts of the popular town of Llandysul, enjoying far reaching countryside views whilst being in close distance to all amenities offered within Llandysul including shops, pubs, cafes etc.

Llandysul is a popular and historic market town pleasantly positioned within the beautiful Teifi Valley in West Wales, surrounded by attractive rolling countryside and centred around the River Teifi. The town provides a good range of local amenities and services, including shops, cafés, public houses, places of worship, schooling, leisure facilities and healthcare services, together with regular public transport connections to surrounding towns and villages.

Llandysul is well placed for access to the larger towns of Carmarthen, Lampeter and Newcastle Emlyn, whilst the picturesque Cardigan Bay coastline and its popular beaches and coastal villages are also within comfortable travelling distance.

Description



This property provides an ideal turnkey opportunity, offering versatile, well-presented accommodation which is light, airy and spacious throughout. Attractively situated on the outskirts

of the popular town of Llandysul, the property enjoys delightful far-reaching countryside views whilst remaining conveniently placed for the town and its everyday amenities. Benefiting from oil-fired central heating and uPVC double glazing, the accommodation affords more particularly the following -

Front Entrance Door to -

Reception Hallway



with tiled flooring, stairs to first floor & doors to -

Living Room

16'5" x 13'2" (5.00m x 4.01m)



A spacious, light and airy living room featuring an attractive woodburning stove set on a slate hearth, creating a warm and welcoming focal point. Patio doors provide an abundance of natural light and open directly onto the rear grounds, whilst useful recessed storage cupboards offer excellent practical storage as well as the under stairs storage.

Utility Room

housing the oil fired boiler & plumbing for automatic washing machine

Kitchen / Diner

20' x 12'6" (6.10m x 3.81m)



A modern and spacious kitchen/diner, being part tiled and well equipped with an electric hob and eye-level oven with extractor hood over, together with a ceramic 1½ bowl sink and drainer & integrated dishwasher. The room benefits from a tiled floor and a large picture window overlooking the rear garden and taking full advantage of the far-reaching countryside views, with Highland cattle occasionally grazing in the adjoining fields. A side entrance door provides convenient access to the exterior.



Pantry

A useful pantry cupboard providing additional storage

FIRST FLOOR

Landing



with access to insulated loft

Bedroom 1

16'6" x 8'9" (5.03m x 2.67m)



A spacious bedroom to the front of the property with a pleasant view & built in cupboard providing shelving space.

Bedroom 2

13'5" x 7'3" (4.09m x 2.21m)



A spacious bedroom with pleasant view & built in storage cupboard with shelving

Bedroom 3

10'4" x 9'1" (3.15m x 2.77m)



To the rear of the property, enjoying lovely far reaching countryside views.

Bathroom

12'6" x 7'9" (3.81m x 2.36m)



A sizeable and modern bathroom, fitted with a contemporary suite comprising a panelled bath, separate walk-in shower cubicle with electric 'Triton' shower with extractor fan over, wash hand basin set within a useful vanity unit and WC. Finished with tiled flooring and offering excellent versatility, with potential to create an en-suite arrangement if desired.

Externally



The property enjoys spacious and well-maintained grounds, with an attractive front lawn and patio area complemented by a walled frontage, wrapping around the side to the rear. Here there are useful outhouses, a pleasant patio area ideal for outdoor seating and entertaining, together with a further sizeable, largely private and well-enclosed lawned garden. The rear garden enjoys a delightful open aspect with far-reaching views over the surrounding countryside.



broadband is available at the property (subject to any connection charges)

Council Tax Band 'C'

Directions

What3Words: [juggle.stage.geese](https://www.what3words.com/juggle.stage.geese)

Outhouse



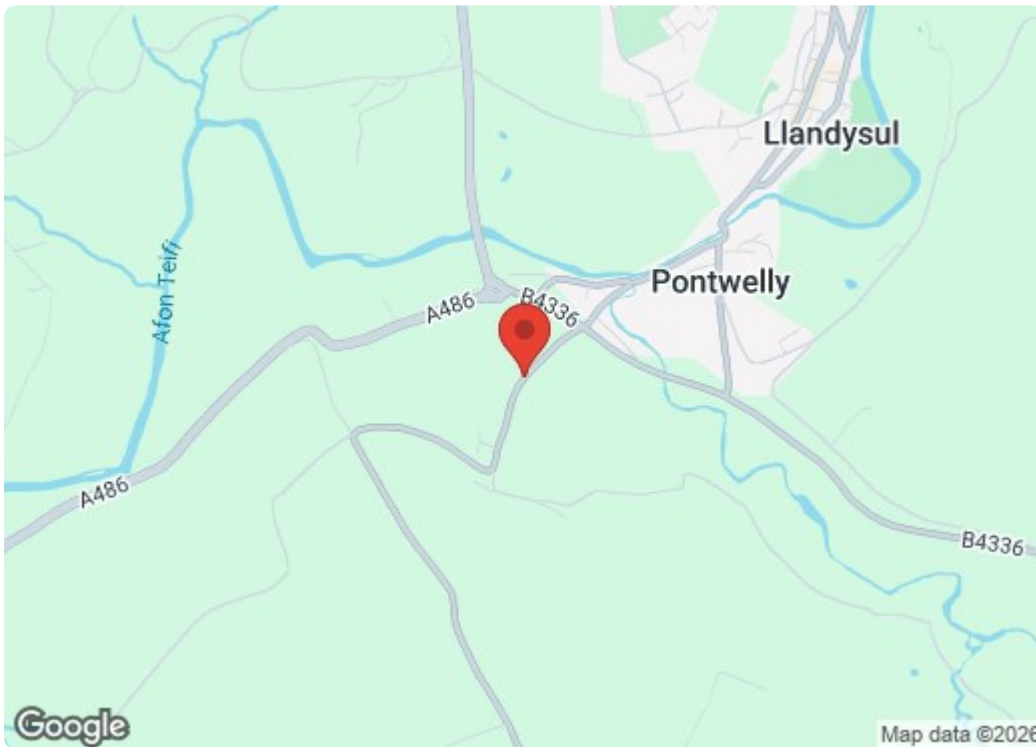
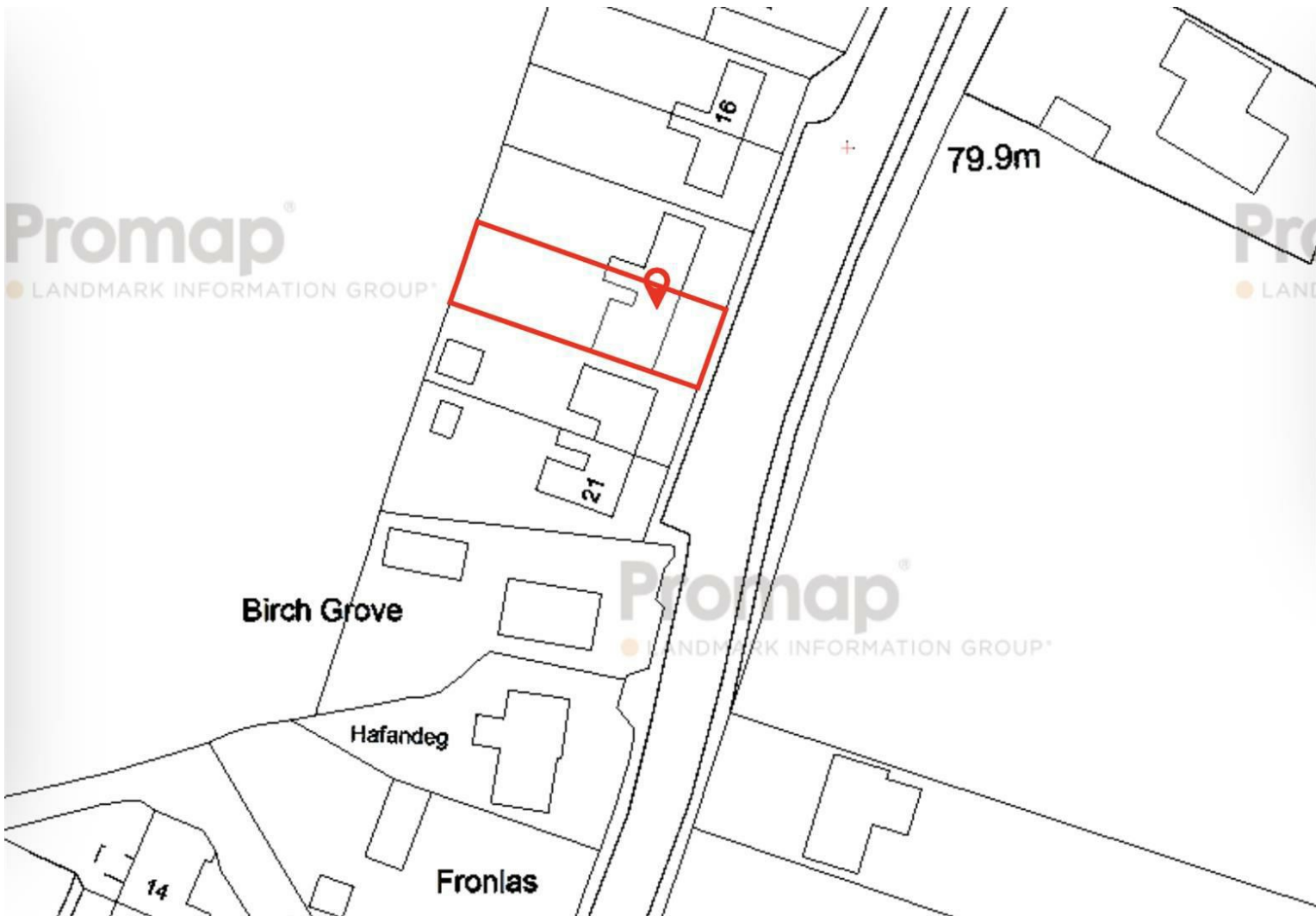
Divided into two, with electricity connected & water tap.

Timber Sand Pit



Services

We understand that the property is connected to mains water, electricity & drainage. Oil fired central heating. Full fibre



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		
		77
	54	
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		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.