

# EVANS BROS.

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Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



## Y Gemydd, Wind Street, Llandysul, Ceredigion, SA44 4BD

**Open To Offers £65,000**

A lower ground floor self contained 1 bedroom flat offering spacious accommodation with the benefit of double glazing and oil fired central heating, located in a convenient position just off the town centre in Llandysul, together with an external patio/sitting out area and option of buying an adjoining detached freehold garage.

## LOCATION



The property is located just off the main thoroughfare through Llandysul, being accessed via a vehicular service lane. The property is in close walking distance to all amenities offered within Llandysul including shops, pubs, cafes etc. Llandysul is attractively located in the mid reaches of the Teifi valley, convenient to the West Wales coastline to the west and the larger towns of Lampeter and Carmarthen also.

## DESCRIPTION



A lower ground floor flat offering comfortable accommodation, being ideal for 1st time buyer or investment purposes and has the benefit of oil fired central heating. The property provides the following -

**ENTRANCE DOOR to -**

## HALLWAY



Oil fired central heating boiler, radiator and spacious storage cupboard

## LIVING ROOM

13'10" x 10'4" (4.22m x 3.15m )



Radiator

## BEDROOM

11'3" x 8' (3.43m x 2.44m)



Radiator, built-in cupboard

## KITCHEN

12'6" x 10'10" (max) (3.81m x 3.30m (max))



With a good range of oak fronted kitchen units having single drainer sink unit, double oven and hob

## BATHROOM



With wash hand basin, toilet, bath having shower unit over, part tiled walls, tiled floor.

## EXTERNALLY



On the opposite side of the service lane is a paved patio/terrace area.

## **GARAGE**

14'10" x 9'6" (4.52m x 2.90m)



There is the option of purchasing an adjoining garage with front up and over door, side courtesy door. Price £15,000.

## **TENURE**

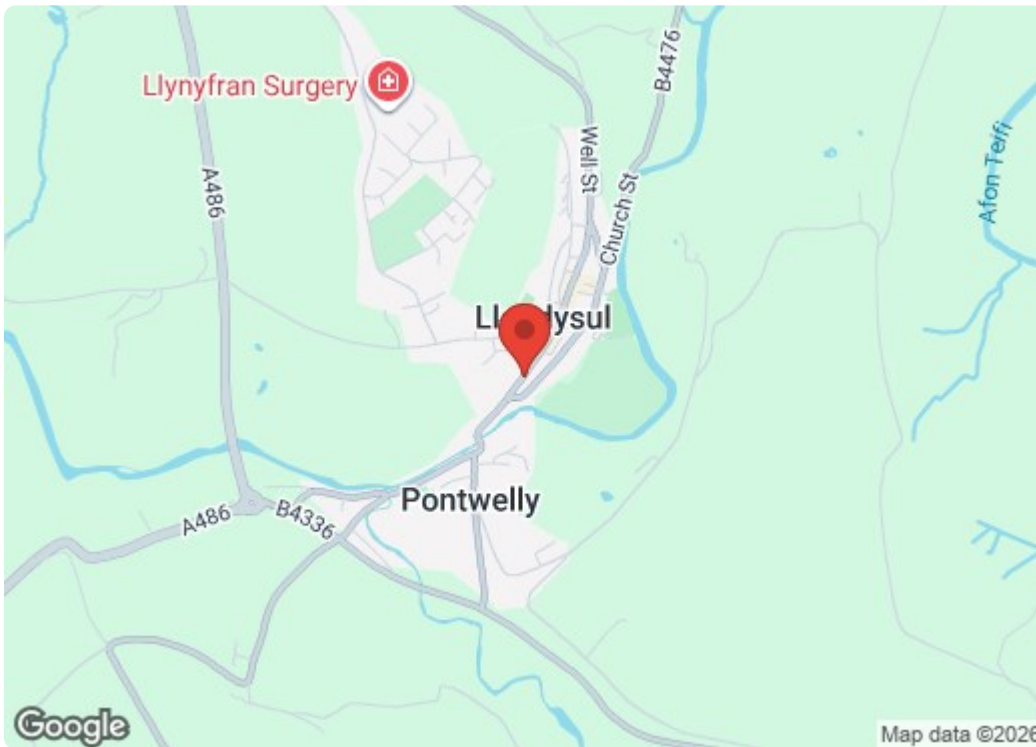
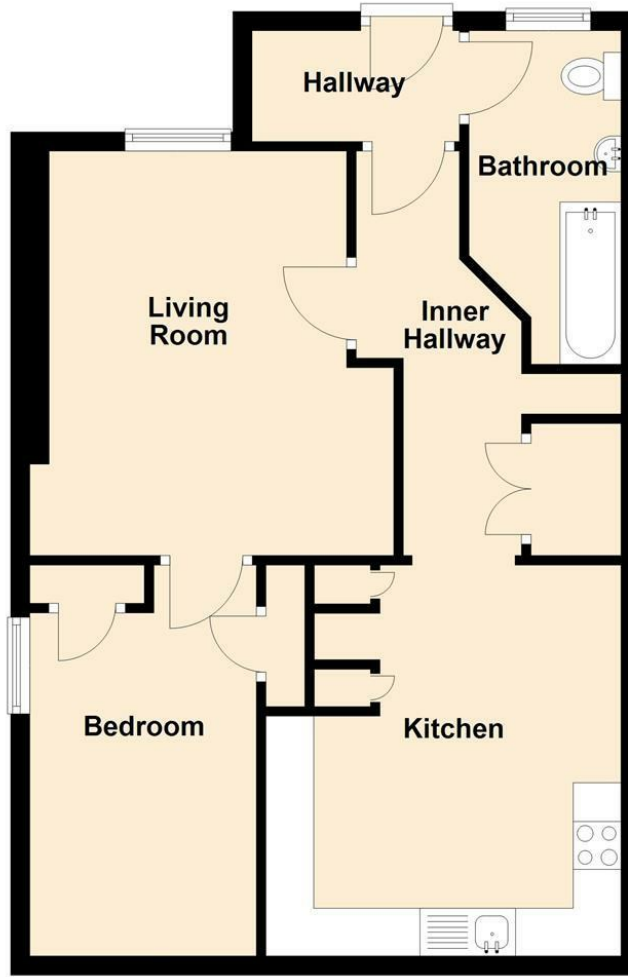
We understand the property is of leasehold tenure with an original 500 year lease granted in 2008 with a ground rent of £5 per annum with the owner of the flat being responsible for 33% share of the buildings insurance, drainage and maintenance, and to keep the property in good repair.

The garage is of freehold tenure.

## **COUNCIL TAX BAND - A**

Amount Payable: £1531 <http://www.mycounciltax.org.uk>

# Floor Plan



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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