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SALES & LETTINGS



Tyssul Quarry Gorrig Road, Llandysul, SA44 4LD
Offers Over £350,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | 85 |

| 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 | |

Situation

The property is located just above the Teifi Valley town of Llandysul, which offers a good range of local facilities and amenities, including shops, a post office, two medical practices, places of worship, public houses, a leisure centre, an indoor swimming pool, and a school catering to ages 3 to 18. The market town of Newcastle Emlyn is just 7 miles away, and Carmarthen is located 16 miles to the south.

PROPERTY SUMMARY

Rural Location Five Minute Walk To Village With No Onward Chain

3/4 Bedroom Cottage

Kitchen/Breakfast Room

Dining Room

Living Room

Utility Room

Garden with views

Garage and Parking

Modern Bathroom

Council Tax Band E



Description

This property boasts stunning views over the Teifi Valley and is situated on approximately three-quarters of an acre of land. It includes a detached garage, three outbuildings, two sheds, and a greenhouse. Additionally, solar panels provide both electricity and hot water. The home is equipped with double glazing and new electric radiator heating, as well as a septic tank.

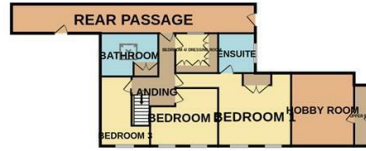
The residence is a traditional stone-built property with a slate roof and features later extensions. Originally consisting of two cottages, there is potential to divide the space again, or it can be maintained as a large family home.

**** NO ONWARD CHAIN ****

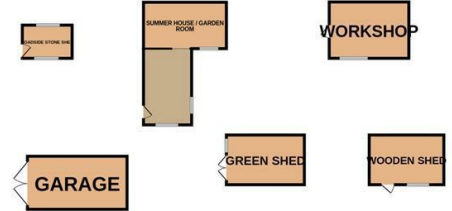
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dining Room

14'1" x 14'1" (4.3m x 4.3m)

Lounge

13'5" x 14'5" (4.1m x 4.4m)

Kitchen / Breakfast Room

22'11" (max) x 23'7" (max) (7m (max) x 7.2m (max))

Side entrance/Boot room

5'2" x 9'2" (1.6m x 2.8m)

Utility Room

5'10" x 5'2" (1.8m x 1.6m)

Bedroom 1

14'5" x 14'5" (4.4m x 4.4m)

En Suite

7'2" x 7'10" (2.2m x 2.4m)

Bedroom 2

13'5" x 11'5" (max) (4.1m x 3.5m (max))

Bedroom 3

14'5" x 7'0" (max) (4.4m x 2.15m (max))

Bedroom 4/ Dressing Room

9'2" x 7'10" (2.8m x 2.4m)

Bathroom

11'5" x 8'2" (3.5m x 2.5m)

Hobby Room

14'9" x 12'5" (4.5m x 3.8m)

Rear Passageway

48'2" x 5'9" (14.7m x 1.76m)

Garage

10'9" x 19'8" (3.3m x 6m)

Summer House/Garden Room

16'4" x 24'11" (m max) (5m x 7.6(m max))

Roadside Stone Shed

6'6" x 9'10" (2m x 3m)

Workshop

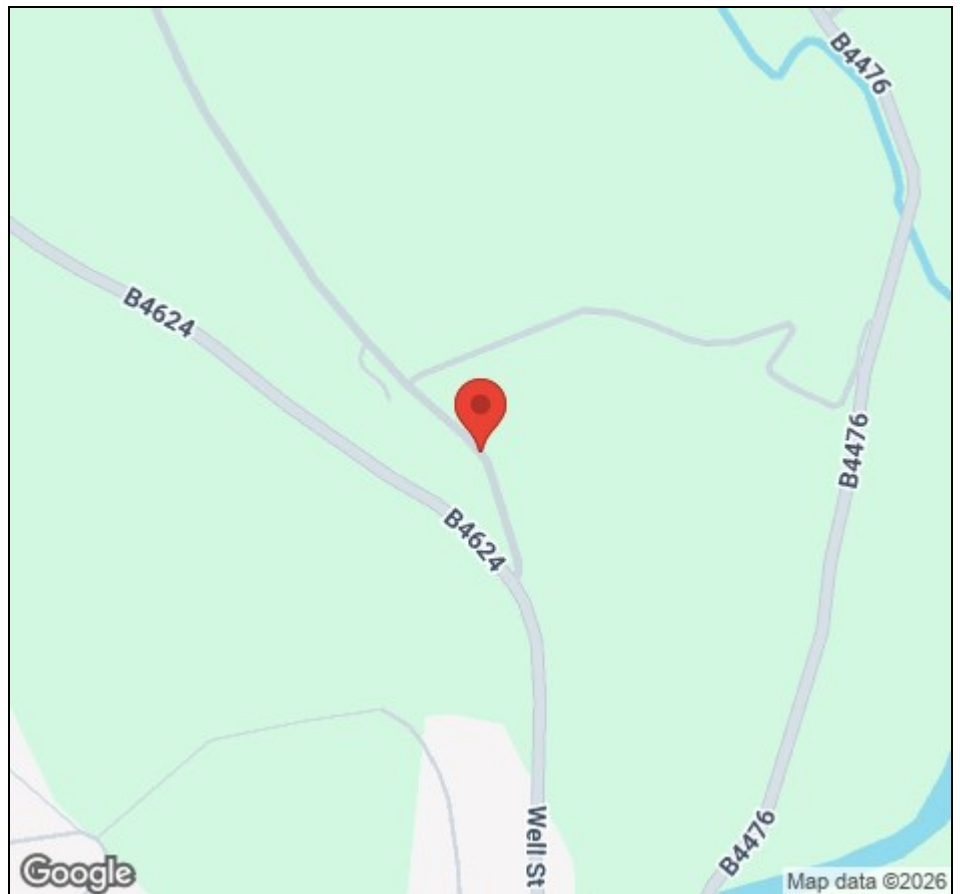
15'8" x 11'1" (4.8m x 3.4m)

Shed (1)

4.7m x 3m (1.22m.2.13mm x 0.91mm)

Shed (2)

9'10" x 14'9" (3m x 4.5m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.