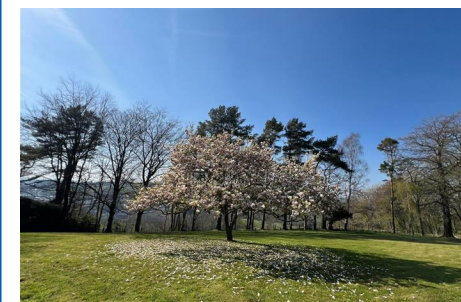


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

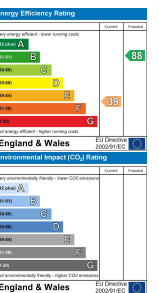


Beechwood Dol Llan Road, Llandysul, Carmarthenshire, SA44 4RL

- Semi -Detached House
- Approximately 1 Acre of Grounds
- Three Reception Rooms
- Approximately 1.2 Miles To Llandysul
- Oil Central Heating & LPG Gas Fires
- Traditional Features Throughout
- Four Bedrooms
- Off Road Parking & Detached Garage
- Approx. 25 Mins Drive to Cardigan Bay Coastline
- EPC Rating: E

Offers In The Region Of £485,000

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The Agent that goes the Extra Mile



We Say...

A charming semi-detached home set in an elevated position overlooking the town of Llandysul, enjoying far-reaching countryside views and a striking magnolia tree to the front. Believed to date back to around 1900 and lovingly owned by the present proprietors for over 30 years, it has been sensitively updated and the property is rich in character, with many original Victorian features thoughtfully preserved. Offering a generous living space with three reception rooms and four bedrooms, and set within approximately one acre of established grounds, it presents an excellent opportunity to create a wonderful family home.

Upon entering the property, you are welcomed through a stained-glass door into an inviting entrance hallway, where the original staircase, high ceilings, tiled flooring and an elegant plaster ceiling rose and decorative coving immediately sets the tone.

A door to the left opens into an inviting living room, with dual-aspect windows that fill the space with natural light providing superb views over the grounds to the front. Complemented by a feature fireplace with an LPG 'Real Flame' gas fire. There is a further sitting room, beautifully appointed with bespoke built-in Oak alcove cupboards offering ample storage, illuminated alcoves, and a bay window again overlooking the front garden. This room also benefits from an open fireplace with surround, creating a warm and cosy atmosphere.

Towards the end of the hallway, you will find a side entrance, along with the dining room. This space features glazed double doors opening onto the rear patio and a striking stone chimney breast with a LPG 'Real Flame' stove on a raised hearth with Oak mantle above. An archway leads back through to the hallway, providing access to the kitchen. The kitchen has been thoughtfully designed and handcrafted by a local joiner, featuring solid oak base units, a granite worktop, a classic butler's sink, and under-counter lighting, combining practicality with timeless style.

The staircase rises to the first floor, opening onto a split-level landing. To the left, there is a stylish, modern bathroom featuring a freestanding fully tiled walls and floors, a rolltop slipper bath, walk-in shower, and wash basin, alongside a separate WC set within a characterful half wood-panelled room. This side of the landing also gives access to a double bedroom with built-in cupboards, exposed timber floorboards and a window overlooking the rear of the property.

To the right, there are two further double bedrooms. One benefits from a built-in cupboard with a wash basin and a bay window, while the principal bedroom enjoys built-in wardrobes, a wash basin, and dual-aspect windows offering views over both the front and rear gardens and a distant view of nearby town of Llandysul. In addition, there is a single bedroom, ideal for use as a home office or study.

Externally, the property is approached via a tarmacked driveway and carpark providing ample off-road parking for several vehicles. The grounds extend to approximately one acre and are predominantly laid to lawn, complemented by well-stocked shrub and flower borders. A superb variety of mature trees enhances the setting, including yew, Scots pine and weeping birch, along with a selection of fruit trees such as plum and apple. To the front, a stunning magnolia tree takes centre stage, set against a backdrop of far-reaching countryside views.

Off the back of the property there is a useful outdoor WC as well as a double garage with an electric door, EV charging point, and power and lighting adds further practicality. There is also a delightful patio seating area, perfect for outdoor dining and entertaining, which can be accessed directly from the dining room—creating a seamless connection between indoor and outdoor living.

Viewing is highly recommended to fully appreciate the grandeur and charm this exceptional home has to offer!



DIRECTIONS

From Cardigan continue to Newcastle Emlyn and take the A475 Lampeter road. Continue through the villages of Aberbanc, Penrhiwllan and Horeb until you reach a junction. Turn right signposted Llandysul / Carmarthen onto the A486. Continue along this road until you reach the roundabout and take the second exit signposted Carmarthen. Continue along the A486 until you reach a second roundabout and take the first exit onto the B4336. Continue along this road for approximately 0.4 miles, then turn left onto Pencader Road sign posted Llandysul. Continue along this road for a short distance and then turn right onto Morris Terrace. Follow the road and you will see a sign for the Farnyard nurseries, continue right and follow the road for approximately 0.3 miles and the property will be found on your right hand side denoted by our for sale board. What three words - ///funny.willpower.candle

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'F' Carmarthenshire

ref: LW/AMS/04/26/OK_LW

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LOCATION AERIAL VIEW

