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## SALES & LETTINGS



**Tyssul Quarry Gorrig Road, Llandysul, SA44 4LD**  
**Asking Price £375,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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  
 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

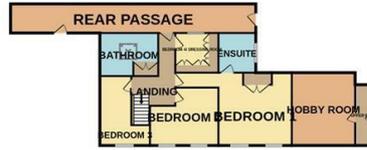
This property boasts stunning views over the Teifi Valley and is situated on approximately three-quarters of an acre of land. It includes a detached garage, three outbuildings, two sheds, and a greenhouse. Additionally, solar panels provide both electricity and hot water. The home is equipped with double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

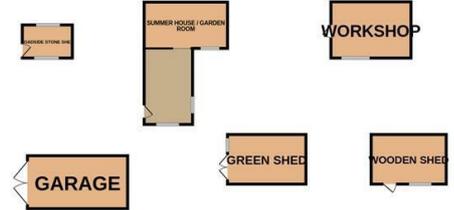
GROUND FLOOR



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**

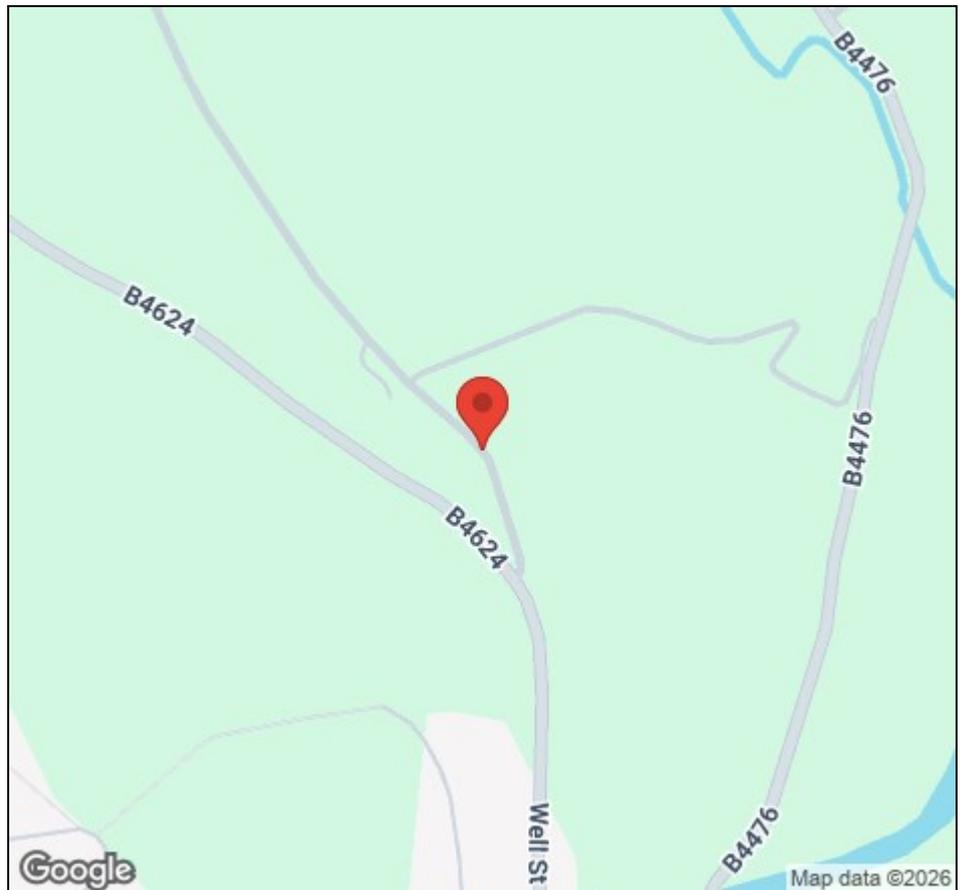
15'8" x 11'1" (4.8m x 3.4m)

**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 Estate Agents – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto: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.