

www.evansbros.co.uk

OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
 Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Louvain Charles Street, Llandysul, SA44 4QW

Asking Price £175,000

A deceptively spacious 2 bedroomed detached split-level town house, enjoying an elevated position with superb views overlooking Llandysul and the surrounding countryside. Conveniently situated within easy reach of the town and its everyday amenities, yet pleasantly tucked away along a quiet road, the property offers a desirable combination of accessibility and privacy. The accommodation is well proportioned and benefits from oil-fired central heating, whilst externally there is an enclosed rear patio area, ideal for sitting out and enjoying the setting. A particularly useful feature is the split-level garage/workshop, providing excellent parking, storage or hobby space. An attractive and versatile property, ideally suited to first-time buyers, couples, downsizers or those seeking a conveniently located home with excellent views.

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 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 offers an appealing combination of rural charm and everyday convenience, making it a popular choice for families, retirees and those seeking a quieter pace of life.

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. The River Teifi is a particular feature of the area and is renowned for its scenic beauty, fishing and outdoor recreational opportunities.

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.

Surrounded by some of West Wales' most attractive countryside, Llandysul provides an excellent base for walking, cycling and enjoying the outdoors, whilst retaining the convenience of a well-served community. Its combination of amenities, accessibility, attractive surroundings and strong community atmosphere makes Llandysul an increasingly appealing place to live.

Description



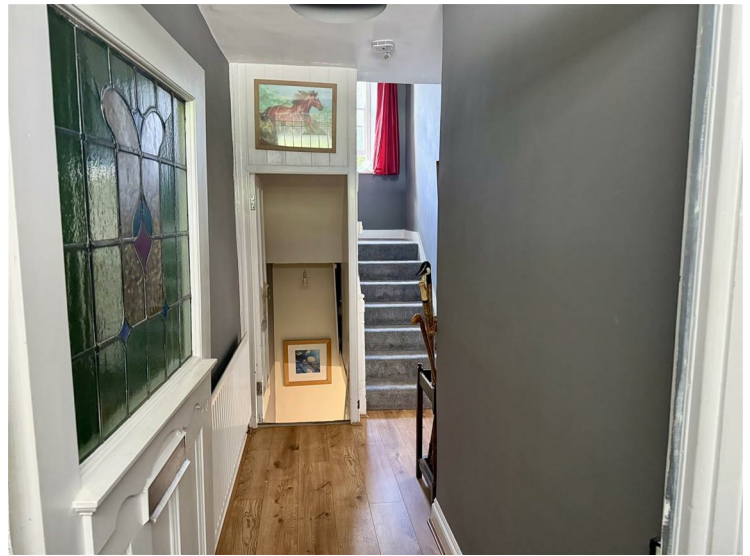
A conveniently set & deceptive 2 bedroomed town property, arranged over 3 levels with the benefit of oil fired central heating & uPVC double glazing. A great opportunity for first time buyers, couples or those looking to downsize whilst still being within easy access of nearby facilities & amenities. The property affords more particularly the following -

Front Entrance Door to -

Entrance Lobby

with further stained glass door to -

Reception Hallway



with stairs to first & lower ground floors, door to -

Living Room

21'7" x 8'1" (6.58m x 2.46m)



A light & airy space with feature fireplace & patio doors out to -

Balcony



A delightful balcony enjoying an elevated outlook over Llandysul and the surrounding countryside, providing the perfect spot to sit, relax and take in the far-reaching views.

LOWER GROUND FLOOR

Dining Room

10'7" x 10'2" (3.23m x 3.10m)



with stone fireplace with open flue, under stairs storage space, door to utility room & open archway to -

Kitchen

12'8" x 9'2" (3.86m x 2.79m)



Being part tiled & with the benefit of a good range of base & wall units, 1 1/2 drainer sink, electric oven & hob with extractor hood over, space for fridge / freezer, 'Worcester' oil boiler, plumbing for automatic washing machine,

Utility Room

6'5" x 5'8" (1.96m x 1.73m)



with space for tumble dryer & door to grounds at rear

WC



with wash hand basin

FIRST FLOOR

Landing



with rear window & access to loft

Rear Bedroom

10'9" x 8'1" (3.28m x 2.46m)



Front Bedroom

10'4" x 7'9" (3.15m x 2.36m)



Bathroom

7'5" x 5'8" (2.26m x 1.73m)



Externally



Externally, the property benefits from an enclosed rear patio area, providing a private and manageable outdoor space, ideal

for soaking up the sun & outdoor entertainment, with convenient pedestrian access leading down into the lower section of Llandysul.

Garage (Split Level)

14'8" x 9'4" (4.47m x 2.84m)



Providing off road parking for one vehicle & with a lower level currently used for storage but with lots of potential as a workshop, with electricity connected.

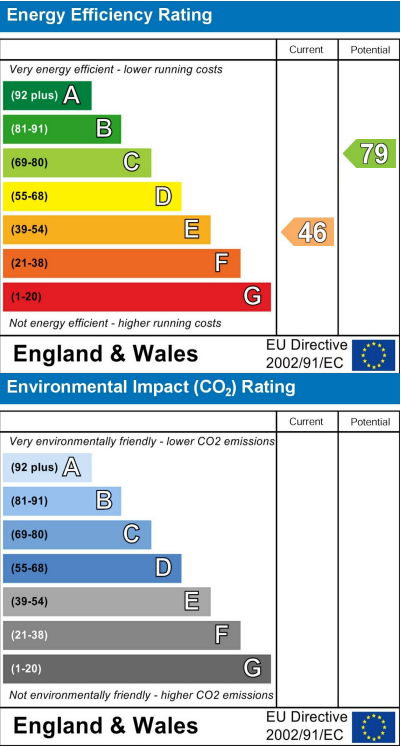
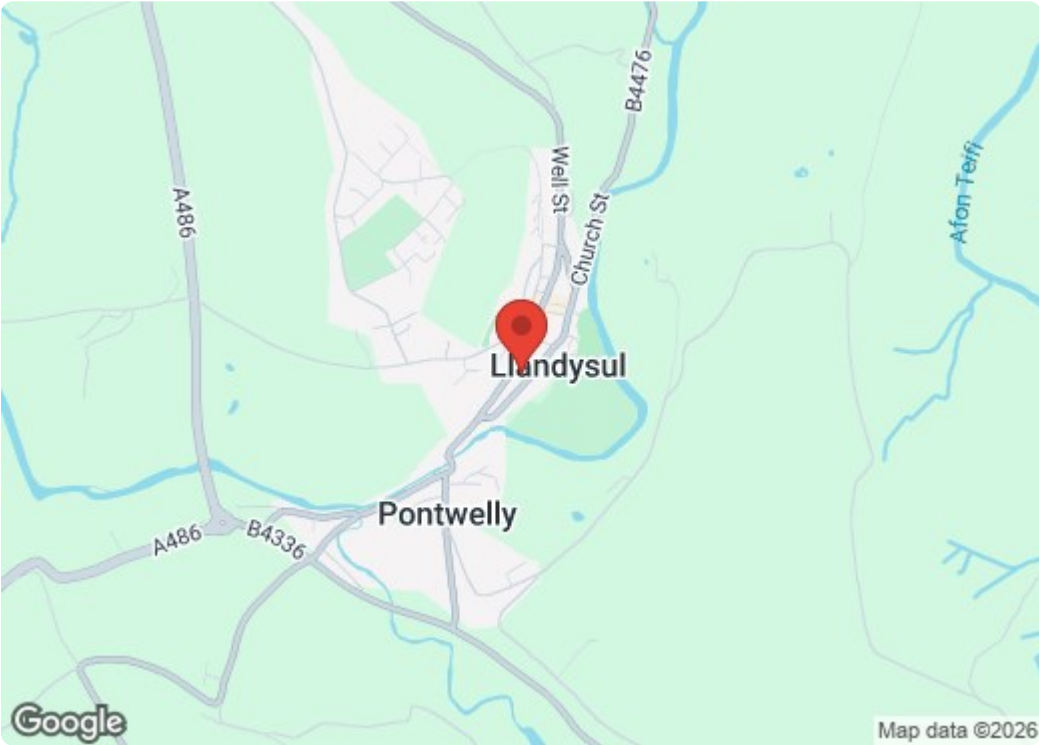
Services

We understand that the property is connected to mains water, electricity & drainage. Oil fired C/H.

Council Tax Band 'B'

Directions

What3Words: slack.pumps.will



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.