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Panteg Cottage, Panteg Cross, Llandysul, Ceredigion, SA44 4SU

Guide Price £275,000

A stone a slate semi detached property with later cavity wall extension, located 0.3 miles from the village of Croeslan, Llandysul. Offering spacious accommodation in need of modernisation, with 4 bedrooms and family bathroom. Ample off road parking to the front and useful detached garage. Extensive yet manageable grounds to the rear all being enclosed. Only some 3.5 miles from the town of Llandysul with a good range of facilities and within easy travelling distance of the West Wales coastline at Aberaeron and New Quay.

Would make an ideal family home or first time buyers project.

Location

The property is located on a quiet 'B' road approximately 0.3 miles from the village of Croeslan, Llandysul. The village of Croeslan has a small village shop and is on a regular bus route. Only some 3.5 miles from the town of Llandysul with a good range of facilities including a new super school, shops, post office, public houses and places of worship. Within easy travelling distance of the West Wales coastline at Aberaeron and New Quay. The property is located some 18 miles north of the county town and administrative centre of Carmarthen.

Description

The property, being a semi detached stone and slate house with later cavity wall extension, with uPVC double glazing is in need of modernisation but offers spacious rooms, ample off road parking to the front of the property, useful 30ft long garage and large grounds to the rear, and has great potential, making it an ideal family home or first time buyers property.

The property affords more particularly the following:-

Front entrance porch



Door to:

Hallway



Staircase to first floor, under stairs storage cupboard

Sitting Room

12'8" x 8'6" (3.86m x 2.59m)



Modern tiled grate fireplace

Front Lounge / Living Room

13' x 11'4" (3.96m x 3.45m)



Modern tiled grate multi fuel stove

Rear Kitchen

19'6" x 6' (5.94m x 1.83m)



Wall and base storage units, single drainer sink H+C, Oil rayburn, plumbing for washing machine
Door to:

Rear entrance lobby

Shelved pantry cupboard

Utility Room



Shelved cupboards

FIRST FLOOR

Main Bedroom

15'6" x 14'5" (4.72m x 4.39m)



Built in cupboard

Rear Bedroom

11'3" x 8'4" (3.43m x 2.54m)



Single Bedroom / Study

8'1" x 5'2" (2.46m x 1.57m)



Airing cupboard

Bathroom

8'2" x 6'9" (2.49m x 2.06m)



Cast bath, W.C, pedestal wash hand basin, wall heater, toiletries cabinet

Front Double Bedroom

14'7" x 12'7" (4.45m x 3.84m)



Built in cupboard, views over the valley
Access to boarded and insulated loft

EXTERNALLY

Ample parking to front



Lean to / Log store



Door leading to garden

Dutch barn style garage

30' x 10' (9.14m x 3.05m)



Double doors, concrete base, electric connectivity

Garden Shed



Large Rear Garden





Extensive yet manageable grounds to the rear all being enclosed with a range of ornamental trees and shrubs

Oil tank, outside toilet, greenhouse

Services

We are informed that the property benefits from mains electricity, water and drainage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



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