

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



2 Green Hill, Llandysul, Ceredigion, SA44 4BZ

Guide Price £110,000

A deceptively spacious 2 bedroomed, 2 reception roomed cottage benefitting from improved insulation with externally insulated walls, and with larger than average garden for this type of property with useful summerhouse/studio/workshop. Located just off the town centre of the popular Teifi valley town of Llandysul offering a good range of amenities and also close the the Ceredigion coastline making it ideal for First time buyers or investors.

Description

A deceptively spacious cottage in a pleasant location on the outskirts of Llandysul.

Offering improvable accommodation and with insulation improvements works having been carried out to include external wall insulation and modern electrical heaters.

The property benefits from modern kitchen and bathroom but would benefit from refurbishment to the remainder.

Please note the property has been emptied since the pictures were taken and these may not represent the current condition of the property.

Living Room

11'1 x 9'7 (3.38m x 2.92m)

a cosy room with Victorian fireplace and beamed ceiling

Dining Area

14'10 x 9'5 (4.52m x 2.87m)

Open plan off the living area, with ornamental fireplace, beamed ceiling and door to storage cupboard

Kitchen

11' x 9'5 (3.35m x 2.87m)

with attractive fitted units inc. 1 & 1/2 sink unit, fitted hob, microwave and oven, space for washing machine, rear door

Landing



Rear window, door to airing cupboard with hot water cylinder.

Bedroom 1

13'6 x 8'7



front window

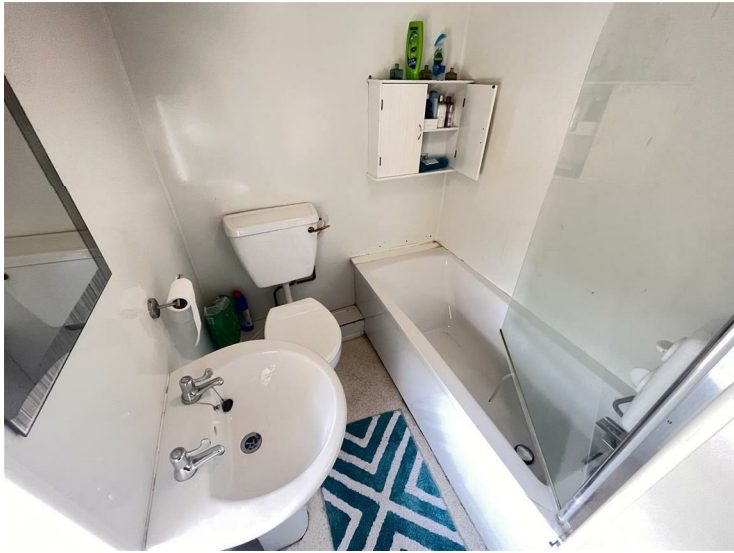
Bedroom 2

10'6 x 6'10 (3.20m x 2.08m)



Front window

Bathroom



with bath having shower over, wash basin and toilet. heated towel rail.

Externally



Steps upto Front raised forecourt and

Rear Garden



The attraction of this property is the good sized rear garden

being sloping and with views over the valley from the upper section, raised vegetable beds and upper patio terrace with the summer house. This is accessed via seep steps from the rear yard area.

Summerhouse/Studio

12'6 x 9'10 (3.81m x 3.00m)



Located on the upper side of the garden and enjoying views over the valley,

Services



We are informed it benefits from Mains water, electricity and drainage. Modern electrical heating, Broadband connected.

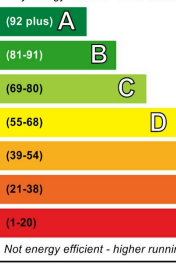
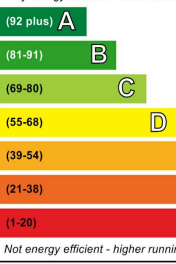


Council Tax


Band B

Directions


What3words remaining.sports.hospitals




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	47		
(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	
Environmental Impact (CO ₂) Rating			
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	



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,