



The Smallholding Centre

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SA38 9AS

3 Bed Detached House

£298,000



Ucheldir, Coed Y Bryn Coed y Bryn, Llandysul, SA44 5LH

**** Reduced from £310,000 to £298,000**** This well-presented, modern, 3-bedroom detached house is located within the popular village of Coed y Bryn and benefits from lovely far-reaching countryside views to the rear. Accommodation briefly comprises: entrance hall, dual-aspect lounge, attractive, fully equipped kitchen, downstairs cloakroom and on the first floor, 3 bedrooms and a bathroom. Outside, there is off-street parking for a minimum of two vehicles to the side of the property. To the front is a walled courtyard garden area and to the rear is a low-maintenance garden with gravelled areas and patio seating areas from where those lovely views can be enjoyed. A lovely family home on the edge of a rural village yet just 10 minutes to town!

Key Features

Detached 3 Bedroom House

Nicely Presented Accommodation

Attractive, Well-Equipped Kitchen

Off-Street Parking

Far-Reaching Views to Rear

Edge of Village Location

Just 10 minutes Drive to Newcastle Emlyn

Energy Rating: C

Ground Floor

Accommodation - Entrance via UPVC double glazed door into:

Hallway - With staircase to first floor, doors off to lounge, kitchen / diner and downstairs cloakroom, radiator, tiled flooring.

Kitchen / Diner - **11' 8" x 19' 7" (3.57m x 5.98m)** With UPVC double glazed window to front, UPVC double glazed doors out to rear garden, a range of wall and base units with 1.5 bowl stainless steel sink / drainer unit, electric oven with 4 ring hob, space for under counter fridge and freezer, tiled flooring. Door into:

Utility - **6' 5" x 4' 9" (1.97m x 1.47m)** With obscured double-glazed window to the rear, oil-fired "firebird" combi boiler, space and plumbing for washing machine.

Downstairs Cloakroom - **3' 6" x 6' 5" (1.07m x 1.97m)** A good use of space with low level flush WC, wash hand basin, extractor fan, radiator, tiled flooring.

Lounge - **11' 8" x 19' 7" (3.57m x 5.99m)** A good sized room with UPVC double-glazed French doors out to rear garden, UPVC double-glazed window to the front, TV point, USB point, radiator.

First Floor

First Floor - Accessed via staircase in hallway and giving access to:

Landing Area - With UPVC double-glazed window to rear, doors off to all first floor rooms including:

Master Bedroom - **11' 8" x 19' 7" (3.57m x 5.98m)** A good sized room with 2 UPVC double-glazed windows to the front and rear, large built-in wardrobes, radiator.

Bedroom 2 - **11' 8" x 7' 8" (3.57m x 2.36m)** With UPVC double-glazed window to rear, radiator.

Bedroom 3 - **11' 5" x 11' 8" (3.5m x 3.57m)** With UPVC double-glazed window to the front, built in wardrobes, radiator.

Bathroom - With UPVC obscured double-glazed window to the front, panelled bath with shower over, low level flush WC, pedestal wash hand basin, part-tiled walls.

Exterior

Externally - The property is approached via a village road with off-street parking to one side and a walled courtyard garden to the front of the property. To the rear, there is a low maintenance garden area which has an extensive paved patio area with specimen shrubs as well as gravelled areas. There are superb, far-reaching countryside views to the rear which can be enjoyed from the rear garden. There is also a raised flower bed in the rear boundary wall and a useful garden shed.

General Information - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold



Kitchen



Kitchen / Diner



Entrance Hall



Lounge

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

Council Tax: Band E, Ceredigion County Council

Directions - From Newcastle Emlyn, take the B4571 for approximately 3 miles until you reach Penrhiw-pal. At the staggered crossroads, turn right towards Coed y Bryn and proceed into the village of Coed y Bryn. Ucheldir is the second property on the right-hand side after the village sign.

Google co-ordinates: 52.08027579422942, -4.403907255311975

What3Words: ///deep.missions.abstracts



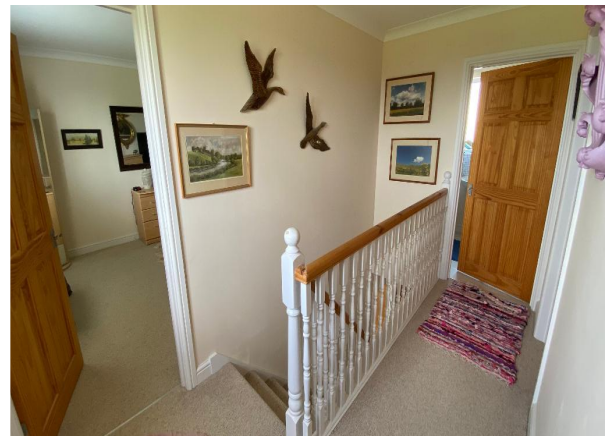
Downstairs Cloakroom



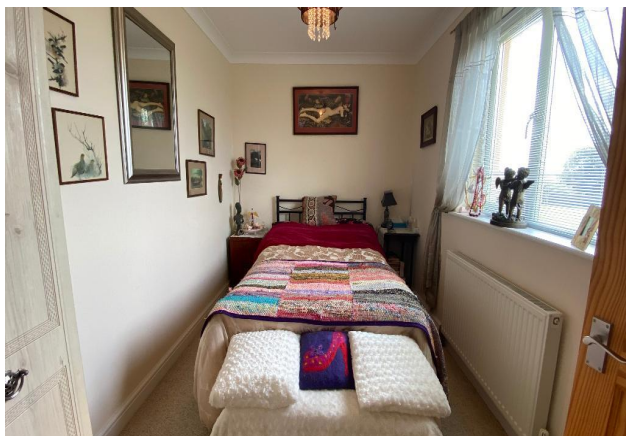
Master Bedroom



Master Bedroom - Another View



Landing



Bedroom 2



Bathroom



Bedroom 3



Rear View Of Property



Rear Garden And Views Beyond



Rear Garden

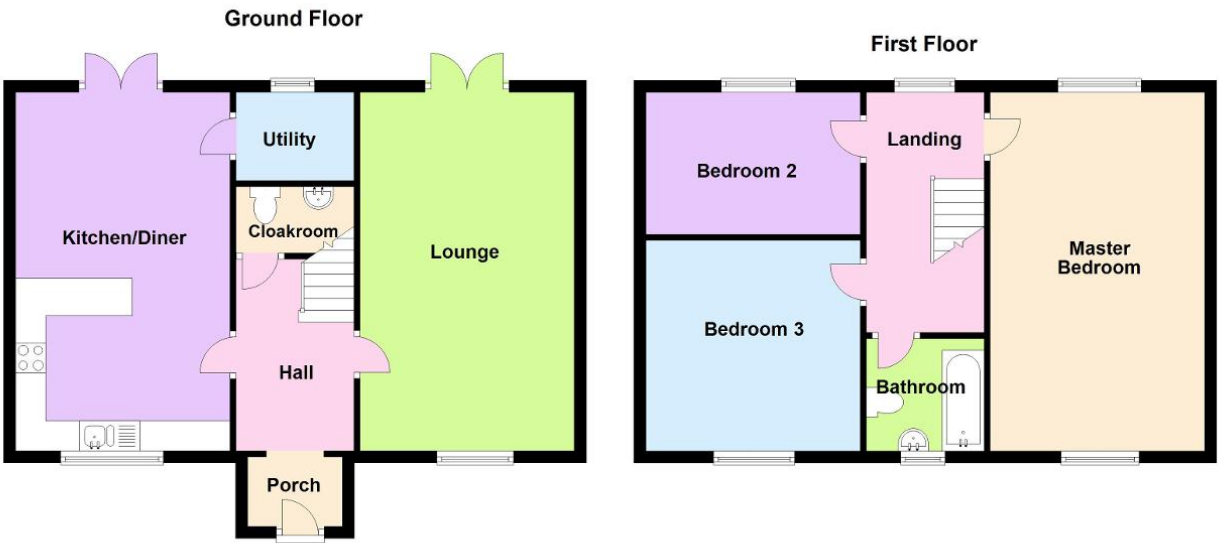


Views To Rear Of Property



Useful Storage Shed

Floorplans



For Identification Purposes Only.
Plan produced using PlanUp.

Ucheldir

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	82 B