



## 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



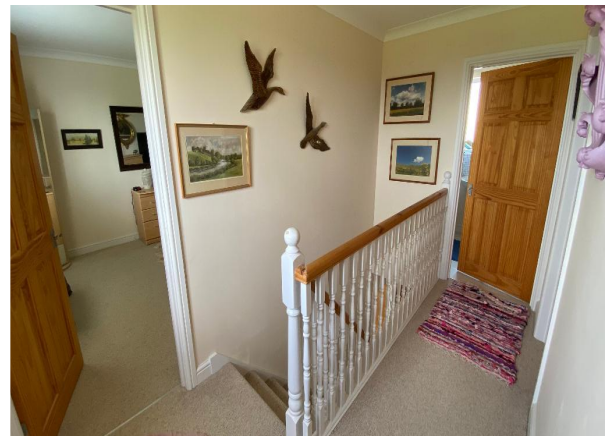
Downstairs Cloakroom



Master Bedroom

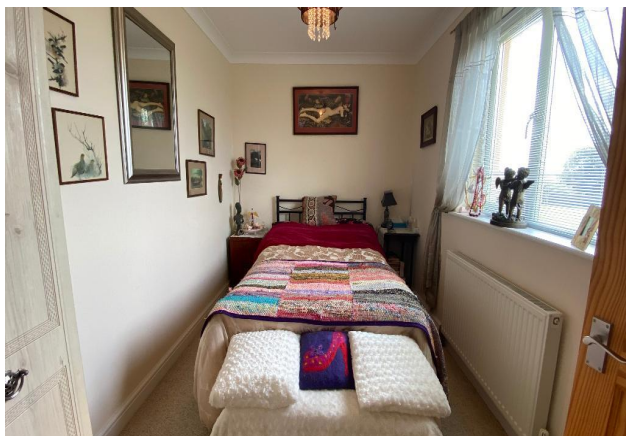


Master Bedroom - Another View



Landing





Bedroom 2



Bathroom



Bedroom 3



Rear View Of Property



Rear Garden And Views Beyond



Rear Garden

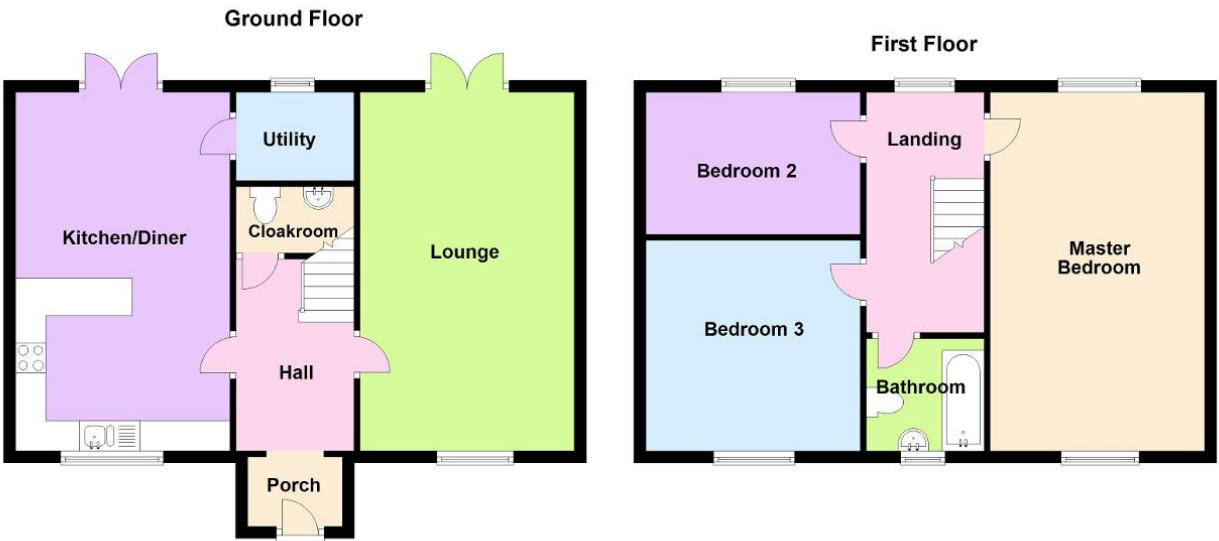


Views To Rear Of Property



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		82  B
69-80	C	71  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		