



Dol Haul, Henllan, Llandysul SA44 5TJ

Offers in the region of £269,950

**** IMPRESSIVE 4 BED (EN SUITE) MODERN FAMILY HOME **
EER C77**

**Spacious & Well Presented
Large 22' long Living room
Open Plan Kitchen/Dining Area**

EJ/WJ/68765/040919

DESCRIPTION

**** IMPRESSIVE MODERN 4 BEDROOMED (EN SUITE) FAMILY HOME - PRICED TO SELL ****

An ideal opportunity of acquiring a detached modern family home located within the small village of Henllan in the lovely Teifi valley. The property affords spacious and well presented accommodation with large 22' long lounge and open plan kitchen/diner. Upstairs there are 4 good sized bedrooms one with en suite facility together with luxury family bathrooms on both floors. Outside there are nicely presented landscaped gardens with tarmac drive/forecourt providing ample car parking with detached garage at rear. The towns of Newcastle Emlyn and Llandysul are 3.5 miles and 5 miles respectively offering good amenities and facilities including schooling, shops etc.

ACCOMMODATION

The property provides prospective purchasers with an ideal opportunity of acquiring a most desirable family home set within a quiet rural village, being easily accessible to the towns of Newcastle Emlyn and Llandysul offering the usual amenities and facilities, with the beautiful Cardiganshire Coastline at New Quay within 30 minutes drive. The property is of traditional cavity construction with rendered and painted elevations with part external stonework to the front elevation, lying under a tiled roof. The property benefits from oil fired central heating and double glazed windows and the family sized accommodation provides as follows.

RECESSED ENTRANCE PORCH

Entered via double glazed door to front with double glazed side panel.

ENTRANCE HALL

16'7 x 13'10 (5.05m x 4.22m)
Oak flooring, radiator, built-in under stairs storage cupboard, walk-in store cupboard.

RECEPTION ROOM/STUDY

8'11 x 8'9 (2.72m x 2.67m)
Window to front, radiator.

LIVING ROOM

22'3 x 12'4 (6.78m x 3.76m)
Marble effect fireplace and surround, window to front, radiator, glazed double doors to;

KITCHEN/DINER

26'6 x 12'1 (8.08m x 3.68m)
A most attractive open plan room fitted with a range of modern wall and base units with worktop over, single drainer sink unit with mixer tap, built-in eye level electric oven, 4 ring electric hob with extractor hood over, integrated dishwasher, tiled floor, radiator, double glazed sliding patio doors to rear patio, breakfast bar with space for fridge, door to;

UTILITY ROOM

12' x 8'9 (3.66m x 2.67m)
Fitted with a range of base units with worktop over, single drainer sink unit with mixer tap, plumbing and space for washing machine, oil fired central heating boiler, tiled floor, radiator, double glazed side exterior door.

BATHROOM

8'9 x 7'4 (2.67m x 2.24m)
Modern suite comprising bath, low level flush WC, vanity unit with wash hand basin and built-in store cupboards, tiled floor, radiator, window to side.

FIRST FLOOR LANDING

16'8 x 13'10 (5.08m x 4.22m)
Attractive patterned stained double glazed window to front, walk-in store cupboard with radiator and slatted shelving, doors to;

MASTER BEDROOM 1

16'9 x 12'3 (5.11m x 3.73m)
Window to front, radiator, door to walk-in wardrobe, door to;

EN-SUITE SHOWER ROOM

5'6 x 5'1 (1.68m x 1.55m)
Modern suite comprising tiled shower cubicle, low level flush WC, vanity unit with wash hand basin and mixer tap, tiled floor, part tiled walls.

BEDROOM 2

16'10 x 12'1 (5.13m x 3.68m)
Window to rear, radiator.

BEDROOM 3

16'7 x 8'9 (5.05m x 2.67m)
Window to front, radiator.

BEDROOM 4

12' x 9'3 (3.66m x 2.82m)
Window to rear, radiator.

FAMILY BATHROOM

12' x 8'8 (3.66m x 2.64m)
Modern luxury suite comprising Quadrant tiled shower cubicle with raised plinth, corner bath, low level flush WC, vanity unit with wash hand basin incorporating a range of fitted store cupboards

with fitted mirror and display lighting, tiled floor, radiator, tiled walls, down lighters, window to rear.

EXTERNALLY

The property is set on a good sized level plot with a tarmac base driveway/forecourt providing ample car parking/turning area. There is a **DETACHED SINGLE GARAGE** to the rear with double timber entrance doors, separate double glazed side courtesy door, power and light connected. There are nicely landscaped gardens to the front and rear with lawned area to the front and further mature grounds to rear laid to lawn area with an attractive decking/patio area, timber fencing to the rear and **GARDEN STORE**.

SERVICES

Mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisLamp or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

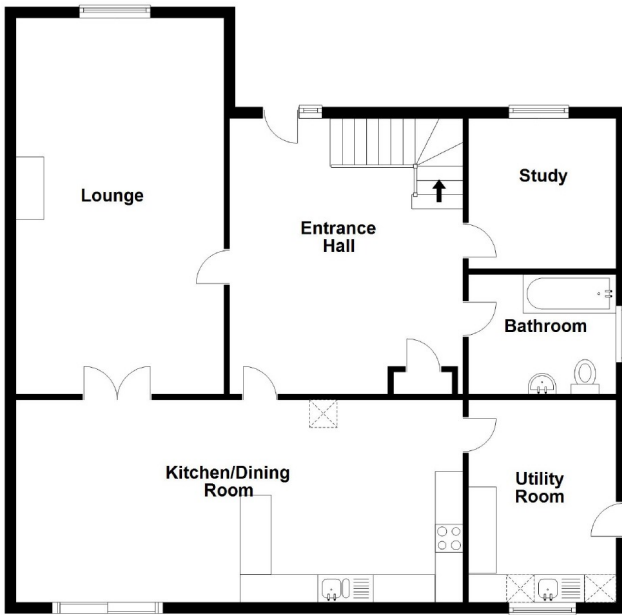
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Lampeter take the main A475 Newcastle Emlyn road and carry on for approx 12 miles until arriving at Horeb crossroads. Proceed straight over the junction and carry on another 2 miles until arriving at Penrhiwllan. Proceed past the village shop and take the next left turning at small junction. Proceed down the small lane for approx 1.5 miles until arriving at the village of Henllan. The property will be found further up on the left hand side.

Ground Floor



First Floor



