

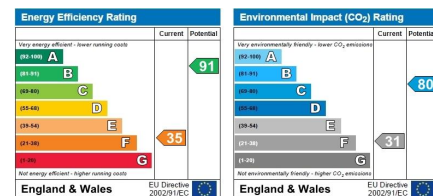


4 Dyffryn Ig, Talley, Llandeilo SA19 7YP

Offers in the region of £133,000

**** NICELY PRESENTED SEMI
DETACHED 3 BED HOUSE ** Popular
Rural Village Renowned For Historic Abbey
& Lakes**

**Modern Fitted Kitchen
Nicely Landscaped Gardens
Gravelled Forecourt & Parking**



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EJ/DT/69558/180419

DESCRIPTION

**** NICELY PRESENTED 3 BED HOUSE HAVING POPULAR VILLAGE LOCATION - VIEWING RECOMMENDED ****

A well presented semi detached ex council authority dwelling situated within the popular rural village of Talley renowned for it's historic abbey and lakes. The property affords modern well presented family sized accommodation including luxury fitted kitchen/ breakfast room enjoying lovely views to rear. Outside there are nicely presented gardens to rear with gravelled forecourt providing ample car parking area. The larger towns of Llandeilo and Lampeter are 7.5 miles and 14 miles respectively offering a good range of amenities.

ACCOMMODATION

The property which comprises an ex council authority dwelling is of traditional construction lying under a tiled roof, and benefits from oil fired central heating and double glazed windows. The well presented accommodation provides as follows:

ENTRANCE HALL

Via front entrance door, tiled floor, two radiators, stairs to first floor, window to side, built-in under stairs storage cupboard, double glazed rear exterior door, doors to:

LIVING ROOM

14'3 x 10'5 (4.34m x 3.18m)
Open fireplace but currently not functional,

window to front, radiator.

KITCHEN/BREAKFAST ROOM

20'7 X 10'10/6'3 (6.27m X 3.30m)
Comprising of a modern range of wall and base units with work surfaces over, single drainer sink with mixer tap, tiled floor, plumbing and space for washing machine, recess space for cooker range, downlights, radiator, Worcester oil fired boiler, space for fridge/freezer, double aspect windows, double glazed french doors to rear garden with lovely views,

FIRST FLOOR LANDING

Access to insulated loft space, doors to:

BEDROOM 1

12'11 X 11'11 (3.94m X 3.63m)
Window to rear with lovely views, radiator, built-in airing and storage cupboards, radiator.

BEDROOM 2

13'10'9 x 10'5 (3.96m x 3.18m)
Window to front, radiator.

BEDROOM 3

9'7 x 7'5 (2.92m x 2.26m)
Window to front, radiator.

BATHROOM

7'11' x 7'4 (2.41m x 2.24m)
Modern suite comprising of tiled shower cubicle, low level WC, pedestal wash hand basin, bath, tiled walls, radiator, double aspect windows, extractor fan, spotlights.

EXTERNALLY

Good sized gravelled forecourt providing ample car parking space. Paved path to the side leading to

rear garden, laid to lawn with **GARDEN/STORAGE SHED**, oil storage tank. The property backs onto open countryside enjoying lovely views to the rear.

SERVICES

We are advised mains electricity, water and drainage 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

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 A482 Llanwrda Road and continue out for approx 10 miles passing through the village of Pumpsaint until arriving at the Bridgend Arms at a small junction. Turn right in front of the public house signposted Talley and continue for approx 4 miles until arriving at the village of Talley. Proceed through the village and the property will be found further on the right.