

HOUSES FOR SALE IN WALES.CO.UK

01239 712760 | info@housesforsaleinwales.co.uk



3 The Old Post Office, Henllan
£115,000



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- ❖ 2 Bed End Of Terrace
- ❖ In Need Of Cosmetic Work
- ❖ On A Bus Route
- ❖ Centre Of Henllan Village

- ❖ Courtyard Area To Rear
- ❖ On 3 Levels
- ❖ Off Street Parking
- ❖ Energy Rating: F

Property Description

Here we have a 2 bed end of terrace house in need of some cosmetic work providing accommodation across 3 floors in the centre of the small village of Henllan, itself just a 10 minute drive to the bustling market town of Newcastle Emlyn. Briefly comprising a living room on the lower ground floor, on the first floor there is the kitchen / dining area, a bedroom, on the second floor there is the bathroom, a study area and the second bedroom. Outside there is a courtyard area to the rear together with off street parking and a garden shed / workshop. Ideal for builders / keen diyers.

Accommodation

Entrance via double-glazed front door into:

Entrance Hall

With electric storage heater, staircase to first floor, door into:

Lounge 14' 5" x 13' 6" (4.39m x 4.11m)

With 2 double glazed windows providing plenty of natural light, wood-burning stove set on tiled hearth, under-stairs storage, door out to rear, tiled flooring, storage heater.

Lounge - Another View

Under-Stairs Cloakroom

With low level flush WC, wash hand basin.

First Floor

Accessed via staircase and giving access to:

Kitchen / Dining Area 12' 9" x 14' 6" (3.88m x 4.42m) Max L shaped

With double glazed window to rear, a good range of wall and base units with work surfaces above, 1.5 bowl sink/drain unit, space and plumbing for washing machine, electric cooker with 4-ring hob, space for fridge, laminate flooring, storage heater.

Bedroom 1 10' 4" x 6' 8" (3.15m x 2.03m)

A single bedroom with window to the front.

2nd Floor

Accessed via staircase and giving access to:

2nd Floor Landing Area

With storage heater, door into:

Bathroom 9' 4" x 5' 7" (2.84m x 1.70m) Max

With double glazed window to rear, low level flush WC, pedestal wash hand basin, panelled bath with electric shower over with screen, part-tiled walls.

Study Area

With window to the front and large storage cupboard.

Bedroom 2 9' 5" x 8' 5" (2.87m x 2.56m)

With 2 double glazed windows, wood-effect floor.

Externally

To the side of the property steps lead up to the off-street car-parking area with useful garden shed / workshop. To the rear of the property is a courtyard area which is paved with timber fencing.

Managers Note

Please note: Our clients have advised us that this property has previously suffered an ingress of water on the ground floor which they believe is due to poor drainage in the courtyard area to the rear of the property in very heavy rain.

Directions

From Newcastle Emlyn take the A484 towards Carmarthen and continue for a couple of miles until you see a left turn sign-posted Henllan. Proceed over the bridge into the village and turn right and 3 The Old Post Office is immediately on the left-hand side, denoted by our For Sale board.

General Information

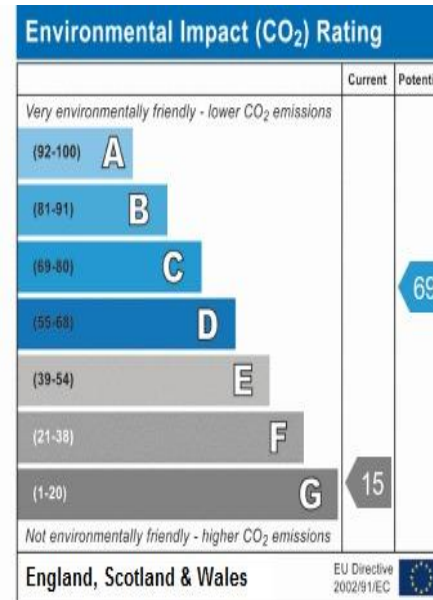
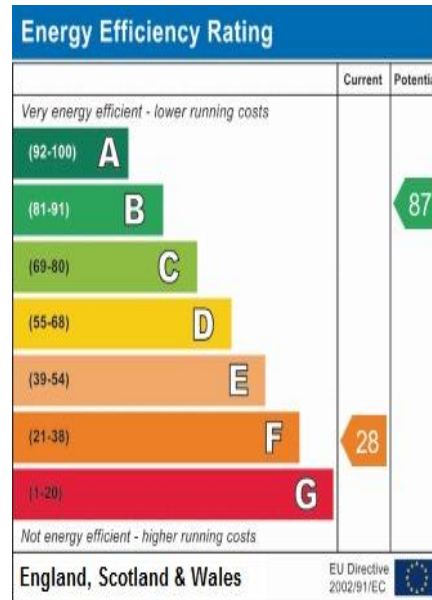
Viewings: Strictly by appointment via the agents, Houses For Sale In Wales.

Services: Mains electric, water and drainage. Electric storage heaters.

Council Tax: Band B, Ceredigion County Council.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

10 High Street, Cardigan, Ceredigion SA43 1HJ
 1 Cawdor Terrace Newcastle Emlyn Carmarthenshire SA38 9AS
 01239 712760 | info@housesforsaleinwales.co.uk

