

**2 Bed
House - Detached
located in Synod Inn**



Synod Farm
Synod Inn
Llandysul
SA44 6JD



£330,000

Nestled in the charming village of Synod Inn, Llandysul, this delightful detached house offers a perfect blend of comfort and space. With a generous area of 1,432 square feet, the property boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two well-proportioned bedrooms are designed to offer a peaceful retreat, ideal for unwinding after a long day. The bathroom is conveniently located, ensuring ease of access for all residents.

This home is perfect for those seeking a tranquil lifestyle in a picturesque setting, while still being close to local amenities and the stunning Welsh countryside. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to create a warm and welcoming home.

Do not miss the chance to view this charming residence in Synod Inn, where comfort and convenience await.

Living Room

15'5" x 8'7"

This welcoming living room offers a cosy atmosphere with a warm, wood-burning stove set within a traditional wooden surround. Two large windows provide plenty of natural light, highlighting the neutral décor and comfortable seating arrangement, including a generous sofa and a round chaise lounge, perfect for relaxing evenings.

Sitting Room

15'3" x 9'2"

The second living room is stylish and cosy, with a grey sofa accented by mustard and patterned cushions. A bright yellow armchair adds a splash of colour. This space benefits from natural light through a window and patio doors leading outside, creating a bright and inviting ambiance.

Kitchen

15'2" x 8'7"

The kitchen is galley style, featuring sage green cabinetry with classic panelled doors and cream work surfaces. It is fitted with an oven, hob, and other essential appliances. Two windows allow natural daylight to flood in, while the terracotta-coloured floor tiles add a traditional touch. The layout is practical and efficient for everyday cooking needs.

Conservatory

13'4" x 13'2"

The conservatory is a bright and cheerful space with large windows and a glass roof, flooding the room with natural light. The yellow roller blinds add warmth, complementing the light tiled floor. There is a wooden dining table with seating for six, alongside comfortable armchairs, creating a perfect space for meals and relaxing while enjoying garden views.

Bedroom 1

15'6" x 8'5"

The main bedroom is a tranquil retreat with soft, neutral walls and carpet underfoot. It features a Super King bed dressed in calming pink and mauve bedding, bedside tables and lamps, and soft lighting that creates a restful atmosphere. A pink chaise lounge sits in the corner near the window, adding a touch of comfort and elegance.



Bedroom 2

15'3" x 9'8"

Bedroom 2 is furnished with two single beds dressed in crisp white and purple bedding. The room has a charming character, featuring a textured wall, a wooden chest of drawers, bedside tables with lamps, and a window allowing natural light to brighten the space. This room offers versatility for guests or children.

Bathroom

8'8" x 6'6"

The bathroom is situated on the ground floor and is fully tiled in light shades, creating a clean and bright environment. It includes a white toilet, a glass-panelled corner shower, and a glass vanity sink atop a white cabinet. A small window provides natural ventilation and light, while wall-mounted cabinets offer practical storage space.



Rear Garden

The enclosed rear garden features a well-maintained lawn bordered by hedges and fencing, offering privacy and a peaceful outdoor space. There is a paved seating area adjacent to the house, perfect for dining or relaxing outside. The garden extends to include two outbuildings and a gravel area providing additional utility.



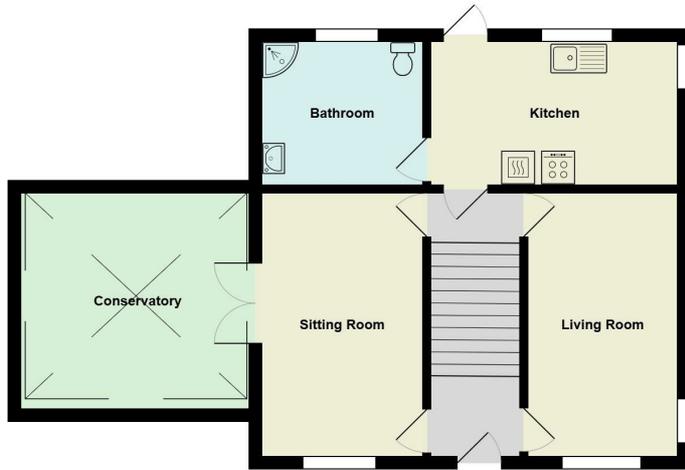
Land

The property further benefits from approximately 0.5 acres of land, offering excellent outdoor space with a variety of potential uses — whether for landscaping, recreation, gardening, or simply enjoying the privacy and surroundings.

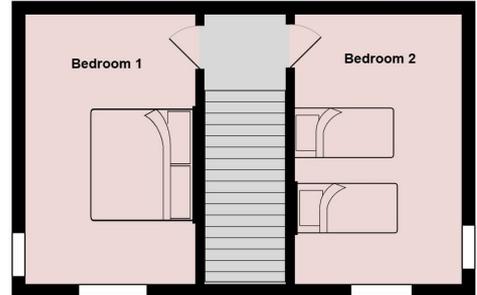


In addition, there is a static caravan included within the sale, presenting fantastic versatility. This could serve as guest accommodation, holiday let potential (subject to any necessary consents), home office space, or additional storage — adding both practicality and value to the overall offering.

Synod Farm, A487t Synod Inn Village, Llandysul, SA44 6JD



Ground Floor



First Floor

Total Area: 105.6 m² ... 1137 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: E
Council Tax Band: D

DIRECTIONS

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