

Regulated by:



RICS



Since 1989

A substantial 3 Bedroom Detached Bungalow. Tanygroes. Nr Aberporth. West Wales.



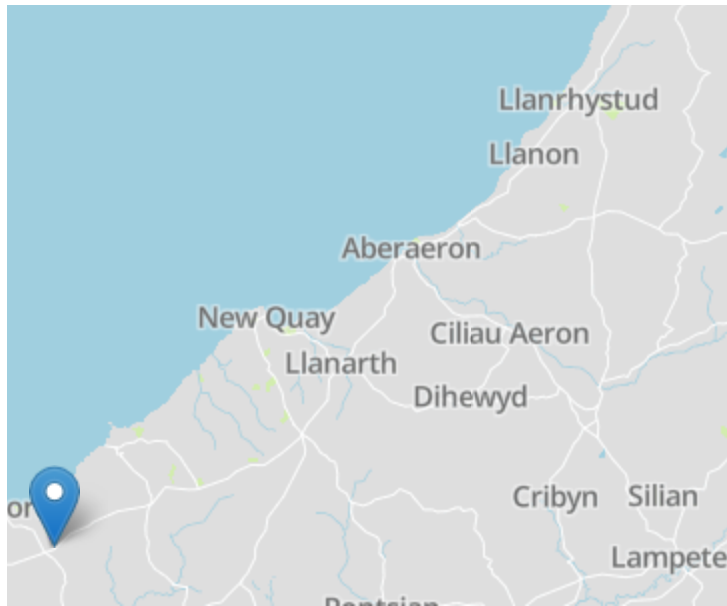
Cysgod Y Gorlan, Tanygroes, Cardigan, Ceredigion. SA43 2JE.

R/3115/RD

£230,000

**** Substantial 3 Bedroom Bungalow ** Central village location ** 5 minutes Cardigan Bay coastline ** Close to Aberporth, Tresaith, Mwnt and Llanrannog ** Set within a 0.2 Acre Plot ** Large tarmacadam forecourt ** Side and rear private Garden ** Parking for 5+ vehicles ** Quality living accommodation ** In need of modernisation ** In a sought after village location ****

The property is situated within the popular coastal village of Tanygroes being conveniently positioned along the A487 trunk road with popular village cafe, petrol station and mini supermarket and being within 5 minutes drive of seaside village of Aberporth with its local cafes, bars, restaurants, Blue flag sandy beaches and access to the All Wales Coastal Path. The larger town of Cardigan is some 15 minutes drive to the south with its range of supermarkets, community hospital, local and national retailers, primary and secondary schools, 6th form college and general facilities for day to day needs.



GENERAL

Entrance Porch

4' 10" x 9' 11" (1.47m x 3.02m) via hardwood door, windows to front and side, door leading into:

Entrance Hallway



13' 0" x 17' 1" (3.96m x 5.21m) being 'L' shaped and accessed via hardwood door and side glass panel, radiator, access to Attic, fitted cupboards.

Lounge

17' 10" x 19' 1" (5.44m x 5.82m) Large family living room with dual aspect windows to front and side, 2 x radiators, feature fireplace with stone surround on slate hearth, alcove shelving, double glass doors into:



Open Plan Kitchen and Dining Room

23' 8" x 10' 5" (7.21m x 3.17m) with brown Aga cooking range and back boiler, range of base and wall units, double stainless steel sink and drainer with mixer tap, multiple sockets, rear window, Dining area with side window, radiator, multiple sockets and rear door into:



Utility Room/Snug Room

with rear window, radiator, tiled flooring.



Side Conservatory/Sun Room

with windows to all elevations and external door, heater.



Front Bedroom 1



9' 9" x 9' 2" (2.97m x 2.79m) accessed from main Hallway to Double Bedroom, window to front, fitted cupboards, radiator.

Front Bedroom 2

12' 9" x 11' 10" (3.89m x 3.61m) Double Bedroom, window to front, radiator, fitted cupboards, multiple sockets.



Rear Bedroom 3

11' 9" x 10' 5" (3.58m x 3.17m) Double Bedroom, window to

rear, radiator, fitted cupboards, multiple sockets.



Bathroom

11' 2" x 8' 1" (3.40m x 2.46m) tiled corner shower, separate panelled bath, rear window, half tiled walls, WC, single wash hand basin.



Externally

To front

The property is approached from the adjoining county lane to a large tarmacadam forecourt with access leading to:



Garage

23' 7" x 11' 5" (7.19m x 3.48m) Large Garage space with steep up and over door, concrete floor, sink and drainer with mixer tap, multiple sockets, 9'7" height with access to Loft over.



To Side:





A range of flower beds, mature shrubs and planting with concrete footpaths leading to:

The Rear

Provides for concrete footpath leading along the entire rear Garden area with the boundary being close to the main house and leading to:



Garden Shed



9' 10" x 9' 7" (3.00m x 2.92m) timber construction with window to side.


Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Directions

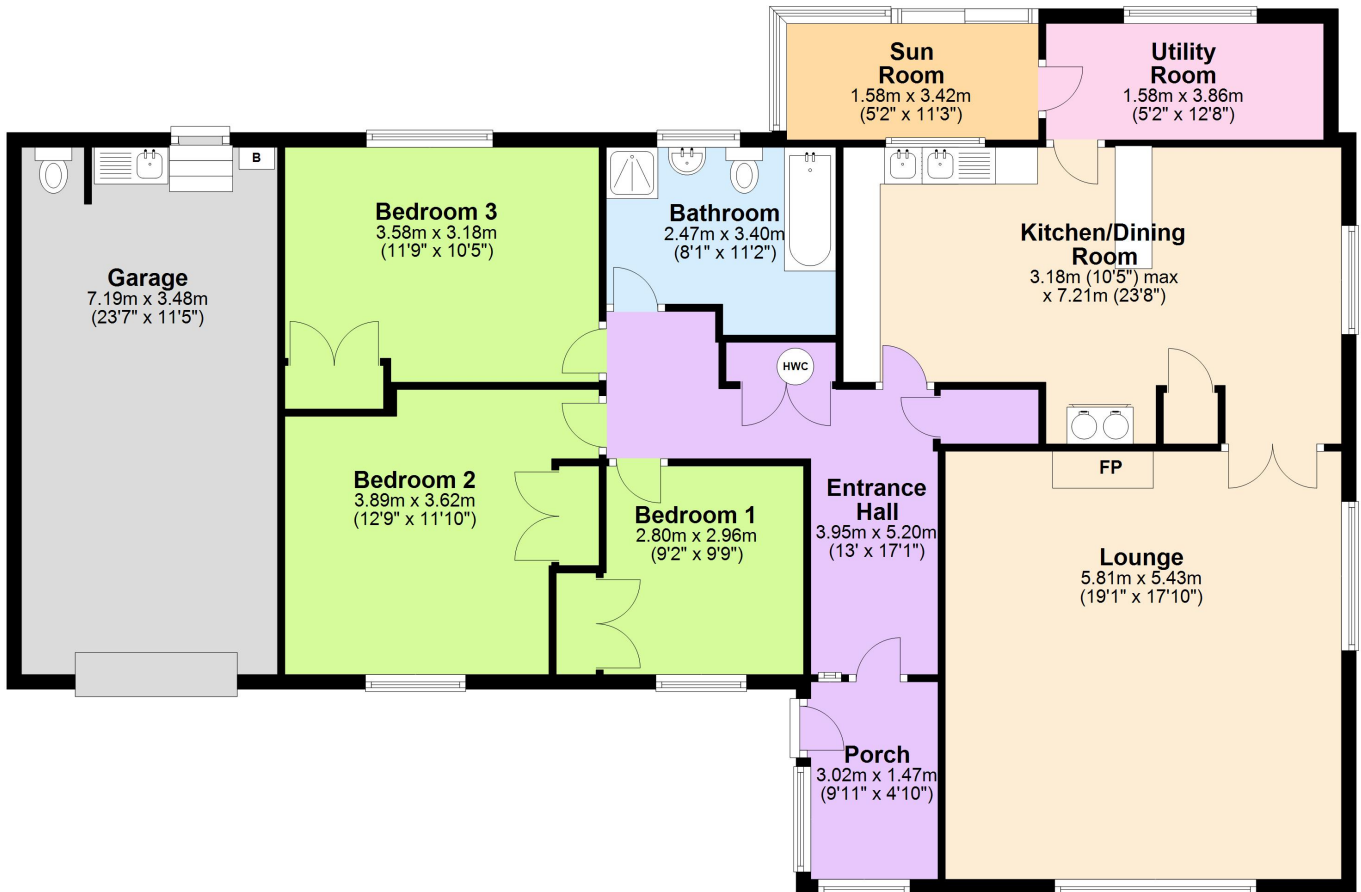
From Cardigan proceed north along the A487 through the villages of Penparc, Tremain, Blaenannerch, Blaenporth and

into Tanygroes. Continue through the village passing the petrol station and mini supermarket on the left hand side, take the next right hand turning just off the bend opposite the converted Chapel, proceed along this road for approximately 20 yards and the Bungalow is located on the right hand side as identified by the Agents for Sale Board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 159.8 sq. metres (1720.5 sq. feet)



Total area: approx. 159.8 sq. metres (1720.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Cysgod Y Gorlan, Tanygroes, Cardigan