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RICS



Since 1989

Delightful detached cottage style house in a convenient village location. 3 miles sea at New Quay.



Ty Gwyn, Llanarth, Ceredigion. SA47 0RE.

Ref R/2828/DD

£259,950

****Beautifully presented and maintained detached house**Cottage style designed**Nicely appointed **Ready for immediate occupation**Set in lovely easily maintained grounds**Private parking for up to 3 cars**Sunny South facing location**Convenient to village amenities yet nicely tucked away**Cardigan Bay Coastal Region - 3 Miles from the sea at New Quay****

The accommodation benefits from double glazing and under floor heating. Offers - Front Vestibule, Kitchen/Dining Room with french doors through to Living Room, Utility Room, Downstairs Cloak Room and toilet. First Floor provides - 3 Bedrooms, Bathroom and w.c. Emphasis has been on quality of material such as Oak flooring and hardwood skirting boards in Living Room, Oak kitchen units etc.

Conveniently positioned only 100 yards or so from a village shop and bus stop. The village also offers primary school, hotel/public house, filling station, post office etc. 3 Miles from the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger Marketing and Amenity Centres of the area.

GENERAL

A charming individual detached house built around 2006 of traditional construction under a slated roof. Quality of materials is evident throughout and the property benefits from full oil fired central heating system (under floor heating to ground floor) and full upvc double glazing.

The Accommodation is very well maintained and presented and is ready for immediate occupation offering more particularly as follows -

Front Vestibule

With upvc double glazed entrance door, tiled floor, coat hooks.

Kitchen/Dining Room

20' 2" x 12' 1" (6.15m x 3.68m) with tiled floor. The kitchen area is fitted with a range of light Oak fronted base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, matching central island unit. Integrated appliances which includes Bosch stainless steel oven with ceramic hobs over and stainless steel cooker hood, fridge, part tiled walls. Front and rear aspect windows, understairs storage cupboard. 5ft wide French doors lead through to -



Attractive Living Room

20' 10" x 12' 2" (6.35m x 3.71m) with solid Oak flooring, hardwood Torus skirting boards, LPG Gas wood burner effect stove on a Granite hearth, front aspect window, French doors to rear garden.



Utility Room (L Shaped)

12' 6" x 8' 2" (3.81m x 2.49m) again with a fitted range of Oak fronted base and wall cupboard units with Formica working surfaces, houses the oil fired Camray central heating combi boiler, appliance space with plumbing for automatic washing machine and with a tumble dryer outlet, part tiled walls, tiled floor, front aspect window.



Cloak Room

5' 3" x 4' 1" (1.60m x 1.24m) with tiled floor, pedestal wash hand basin, low level flush toilet, fitted wall cupboards,

opaque window at side, central heating radiator.



FIRST FLOOR

Central Galleried Landing

Approached via dog leg staircase from the Kitchen/Dining Room. Hatch to Loft. Built in airing cupboard with central heating radiator.



Front Double Bedroom 1

12' 3" x 9' 3" (3.73m x 2.82m) with central heating radiator, front aspect dormer window.



Rear Double Bedroom 2

12' 3" x 10' 4" (3.73m x 3.15m) with central heating radiator and rear aspect dormer window.



Front Double Bedroom 3

12' 0" x 7' 8" (3.66m x 2.34m) with front aspect dormer window, central heating radiator.



Bathroom

8' 3" x 6' 2" (2.51m x 1.88m) with tiled floor, white suite provides a pedestal wash hand basin with mirror over, shaver light and point. Roll top double ended bath, with centrally positioned taps, low level flush toilet, tiled shower cubicle, central heating radiator, opaque window at rear.



EXTERNALLY

The Grounds

The property is set within a deceptively area of easily maintained grounds. Tarmacadamed front forecourt with private parking for 3 vehicles. Paths surround the residence and to one side is an area of lawn with Cedarwood Garden Shed.



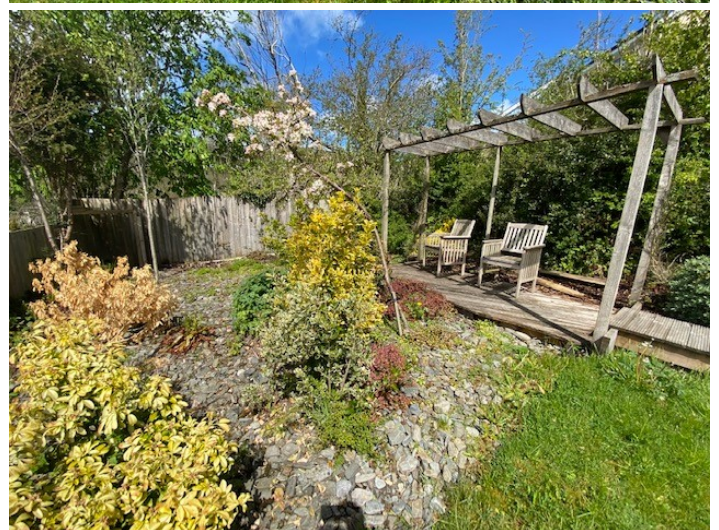


To the Front

Is a Heather garden and to the other side a further grassed area, and a feature dry stone walled bank above.

Steps rise to a rear terraced garden

All very nicely landscaped providing decked split level sitting out areas. Further grassed areas. Pergola, side gravelled shrubbery, well stocked with an abundance of mature shrubs, ornamental trees and bushes. Provides a sunny sitting out area with a nice aspect.



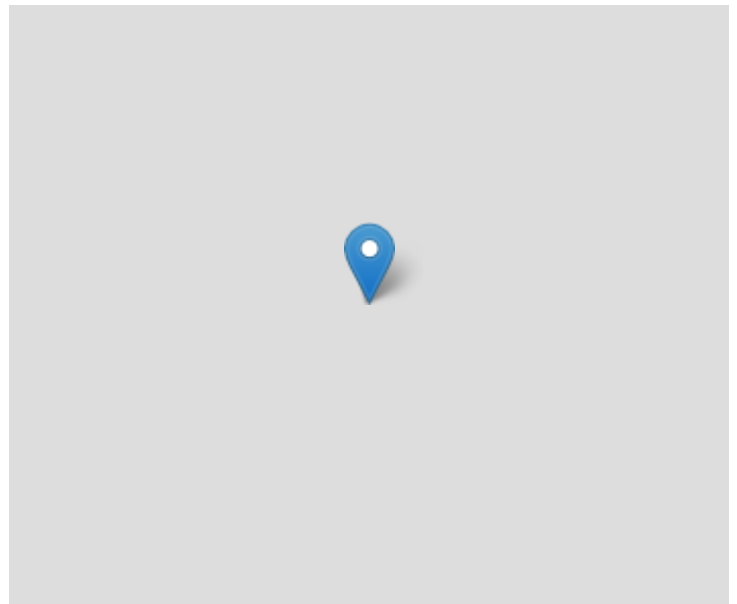


Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating (under floor heating to ground floor). BT fibre broadband. Satellite Dish. UPVC Double Glazing. LPG Gas Room Heater.

Directions

From Aberaeron proceed South West on the A487 coast road to the village of Llanarth. Drop down into the centre of the village then take the left hand turning just before the village shop onto a small lane. Proceed up hill and you will see this as the first property on the left hand side of the road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	