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RICS



Since 1989

*Deceptively Spacious Detached 4 Bed (En-Suite) House, Garage and Pleasant Gardens.
Convenient Village Location. 3 Miles Coast.*



7 Maes Dafydd, Llanarth, Ceredigion. SA47 0PP.

Ref R/2831/DD

£279,000

****Nicely proportioned detached 4 bed house**Pleasant south facing garden**Garage**Popular small residential estate**Convenient to all village amenities**Full Central Heating and Double Glazing****

****HAS TO BE VIEWED INTERNALLY TO APPRECIATE ITS WELL PROPORTIONED ROOMS****

The Accommodation provides Ent Hall, Cloak Room and w.c. Dining Room, French Doors to Fitted Kitchen, Rear Lounge with patio doors to garden. To the First Floor - Master Bedroom with En Suite, 3 Further Bedrooms, Main Bathroom and w.c. Detached Single Garage.

Maes Dafydd is a convenient residential estate within the village community of Llanarth which offers an excellent range of local amenities including shops, post office, primary school, pub/hotel, places of worship, filling station and is on a bus route. Some 3 miles inland from Cardigan Bay at the popular seaside resort of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron. An easy travelling distance of the larger Marketing and Amenity Centres of the area.

GROUND FLOOR

Covered Front Entrance

Entrance Hall

11' 6" x 7' 2" (3.51m x 2.18m) with upvc double glazed entrance door, laminate flooring, built in boiler cupboard housing the Worcester oil fired central heating combi boiler.



Cloak Room

With tiled floor. A white suite provides a pedestal wash hand basin, low level flush toilet, wall mirror, central heating radiator.



Front Dining Room

13' 4" x 12' 0" (4.06m x 3.66m) with laminate flooring, feature dado rail, 2 front aspect windows, central heating radiator, 5ft wide French doors lead through to -





Rear Kitchen

13' 8" x 10' 0" (4.17m x 3.05m) with tile effect laminate flooring, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer tap, appliance space, plumbing for a washing machine, integrated stainless steel oven and ceramic hob unit with cooker hood, part tiled walls, rear aspect window.



Lounge

14' 1" x 13' 8" (4.29m x 4.17m) with laminate flooring, mock fireplace, central heating radiator (Door from hallway). Feature dado rail. 6ft wide French doors to rear garden.





FIRST FLOOR

Central Landing

Approached via staircase from the entrance hall

Rear Master Bedroom 1

13' 3" x 13' 0" (4.04m x 3.96m) with laminate flooring, dado rail, central heating radiator, rear aspect window overlooking garden.



En Suite Shower Room

Provides shower cubicle, low level flush toilet, pedestal wash hand basin, wall mirror.



Rear Double Bedroom 2

13' 0" x 10' 8" (3.96m x 3.25m) with laminate flooring, rear aspect window, dado rail.



Front Bedroom 3

12' 6" x 7' 4" (3.81m x 2.24m) with laminate flooring, central heating radiator, front aspect window.

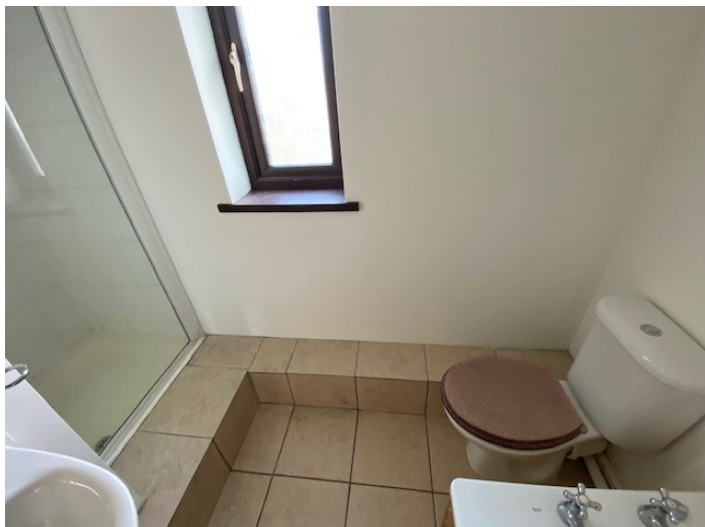


Front Double Bedroom 4

10' 9" x 7' 6" (3.28m x 2.29m) with laminate flooring, front aspect window.

Bathroom

7' 9" x 6' 3" (2.36m x 1.91m) plus recessed shower cubicle, pedestal wash hand basin with mirror, panelled bath, low level flush toilet, tiled floor, front aspect Opaque window.



EXTERNALLY

The Grounds

Walled forecourt with pleasant lawned garden area with ornamental trees and bushes. Gravelled front forecourt and side driveway. Double gates leading through to rear garden.



Single Garage

With up and over door.



Rear Garden

Patio area and recently re-turfed lawned garden area with Aluminium Greenhouse. All in a sunny south facing location.



Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating (Oil fired combi boiler - 2 years old).

Directions

From Aberaeron proceed south west on the A487 coast road to the village of Llanarth. Drive through the village then turn right onto the New Quay road alongside the Llanina Arms Hotel and across the road to the primary school. After 100 yards take the second right hand turning alongside the stone built Church Hall onto a quiet district road. Follow the road around to the right then carry straight on. Do not turn left at White cottage and then immediately on the right you will see the entrance to Maes Dafydd. Drive into the estate and you will see the property directly in front identified by the Agents for sale board.



