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*Deceptively spacious 3 Bed (En suite) Detached Bungalow in a sought after cul de sac. Llanarth
Near New Quay - West Wales.*



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

Ref R/3894/ID

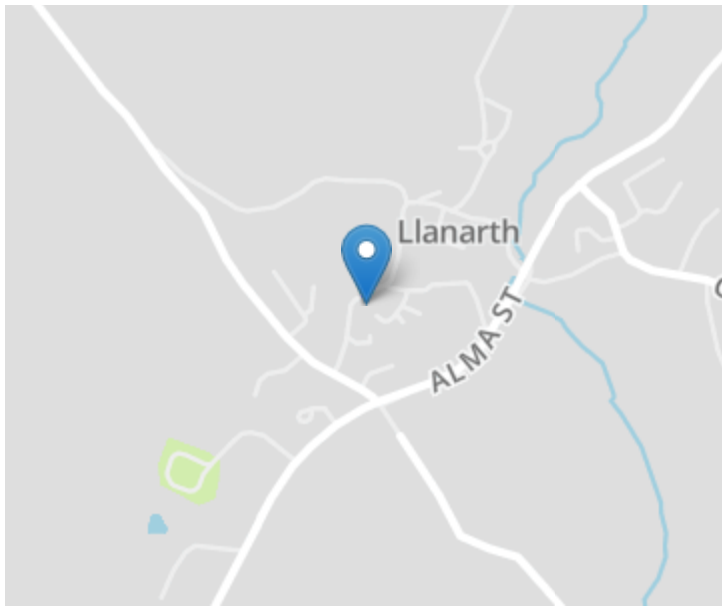
£240,000

****Deceptively spacious 3 Bed (En Suite) Detached Bungalow set on a corner plot**Sought after cul de sac**Perfect Family Home**Convenient village location**Only 2 miles from the coastal resort of New Quay and its sandy beaches**Integral Garage**Benefiting from Double Glazing and Central Heating**Lovely mature garden and grounds**Private parking for 3 vehicles**In need of some modernisation****

The property comprises of Ent Hall, Front Lounge, Rear Kitchen/Dining Room, 3 Double Bedrooms, 1 En Suite, Family Bathroom. Integral Garage.

The property is located within a private cul de sac of some 15 properties in the convenient village of Llanarth which is located on the A487 main trunk road linking North and West Wales. The village offers a good range of facilities including village shop, post office, petrol station, public house, popular primary school, places of worship and excellent public transport connectivity.

The coastal village of New Quay is some 2 miles from the property on the Cardigan Bay coastline offering a range of local cafes, bars, restaurants, doctor surgery, sandy beaches and access to the All Wales coastal path. The Georgian Harbour town of Aberaeron is some 4 miles to the North offering a wider range of day to day services. The strategic towns of Aberystwyth and Cardigan are an equi distant 30 minutes drive from the property.



THE ACCOMMODATION

Entrance Hall

4' 5" x 10' 2" (1.35m x 3.10m) with upvc door with glazed side panel, central heating radiator.



Front Lounge

13' 9" x 13' 3" (4.19m x 4.04m) with glazed double doors to front, central heating radiator, TV socket.



Kitchen/Breakfast Room

9' 5" x 23' 7" (2.87m x 7.19m) with a range of base and wall cupboard units, formica working surfaces above, electric oven and 4 ring electric hob above, extractor hood, Worcester oil fired combi boiler, inset 1 ½ drainer sink, glazed exterior door, double glazed window to rear, glazed double doors to rear, central heating radiator, space for 8 seater dining table.





Front Double Bedroom 1

9' 9" x 11' 4" (2.97m x 3.45m) with double glazed windows to front, central heating radiator.



Master Bedroom 2

9' 6" x 13' 4" (2.90m x 4.06m) with double glazed window to front, central heating radiator, fitted cupboard units. Door into –





En Suite

2' 8" x 7' 7" (0.81m x 2.31m) with a white suite comprising of an enclosed shower unit, pedestal wash hand basin, low level flush w.c. central heating radiator, extractor fan.



Rear Double Bedroom 3

9' 7" x 9' 5" (2.92m x 2.87m) double glazed window to rear, fitted wardrobe units.



Bathroom

6' 7" x 6' 5" (2.01m x 1.96m) having a Peach suite comprising of a panelled bath with shower head, low level flush w.c. pedestal wash hand basin, central heating radiator. Frosted window to rear. Extractor fan. Half tiled walls.



EXTERNALLY

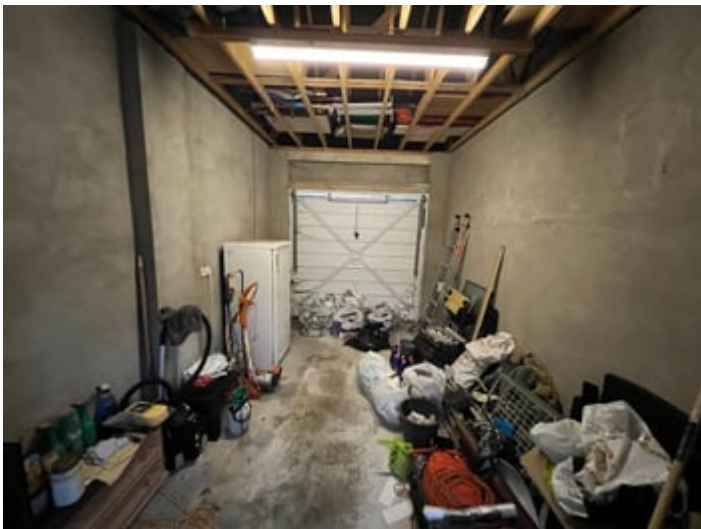
To the Front

To the front is a private driveway for 2-3 cars, area laid to lawn.



Integral Garage

18' 5" x 9' 7" (5.61m x 2.92m) with up and over door with electric connected.



To the Rear

A large garden mostly laid to lawn with many mature shrubs and trees and mature hedging to boundaries to give privacy.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services


The property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.

Council Tax Band - D (Ceredigion County Council)

Tenure - Freehold.

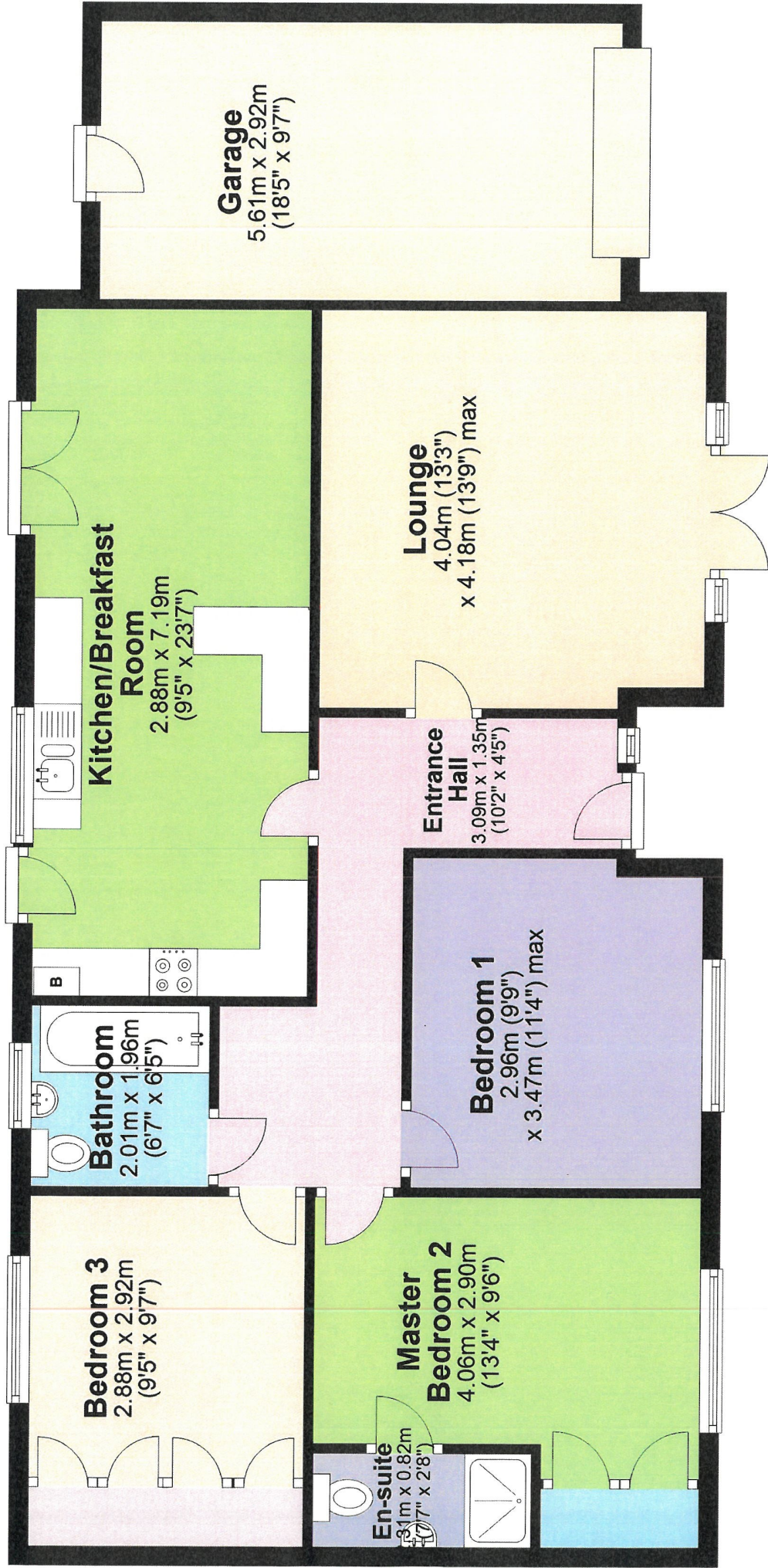
Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right alongside the Llanina Arms Hotel then after 50 yards take a 2nd right hand turning just before a stone built church hall. Turn up this road and follow the road around to the right hand side and keep right at the next bend and then turn right into Maes Dafydd Estate. Take the 1st right and the property will be seen up on the left hand corner identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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	

Ground Floor

Approx. 103.5 sq. metres (1114.4 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

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