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RICS



Since 1989

*A refurbished and stylish detached 3 bed roomed bungalow in a semi rural position, Nr, Llandysul,
West Wales*



Rhydownen Goed, Rhydownen, Llandysul, Ceredigion. SA44 4QE.

R/3296/LD

£260,000

*** Nicely refurbished and spacious detached bungalow *** Deceptive and stylish 3 bed roomed accommodation ** Modern kitchen and bathroom - a perfect family home *** Oil fired central heating and UPVC double glazing *** Good broadband speeds available ***

*** Private, low maintenance garden *** Beautifully landscaped with patio and artificial level grassed area *** Garden Room/Studio/Home Office 20' x 16 with water and electricity connection *** Parking for 3 vehicles *** Semi rural location at the edge of the village *** Backing onto open fields *** 4 miles from Llandysul, 50 mins to the Cardigan Bay coast at New Quay *** Contact us to view today !

LOCATION

The hamlet of Rhydowen is approximately 4 miles from the popular Teifi valley market town of Llandysul, providing most everyday amenities. 1 mile from the centre of the village of Pontsian and approximately 7 miles distance from the larger University town of Lampeter and 50 minutes drive to the Ceredigion Heritage coastline at New Quay.

GENERAL

Here we have on offer, a beautifully refurbished 3 bedroomed detached bungalow offering stylish and comfortable family accommodation that benefits from oil fired central heating and UPVC double glazing and good broadband speeds.

Externally, it sits within a generous plot with a recently redeveloped garden, now providing privacy along with a large patio area and level artificial grassed area. The property enjoys a welcome addition of a garden room, being fully insulated and currently utilised as a hair salon, but could offer itself nicely as a home office, studio, 'man cave' etc.

The property offers more particularly as follows:-



CONSERVATORY

13' 0" x 11' 0" (3.96m x 3.35m) of UPVC construction under a polycarbonate roof with front and rear entrance doors and ceramic tiled flooring and radiator.



ENTRANCE HALLWAY

With upright radiator and ceramic tiled flooring.

BATHROOM

7' 8" x 7' 6" (2.34m x 2.29m) with a stylish suite comprising panelled bath, centre taps and Mira shower over, low level flush w.c., Vanity unit with wash hand basin. Chrome heated towel rail. Extractor fan.



LIVING ROOM



18' 0" x 15' 3" (5.49m x 4.65m) enjoying high ceilings and a stylish electric feature fireplace along with a side entrance door. Radiator.

KITCHEN

20' 0" x 12' 4" (6.10m x 3.76m) with 'Shaker Style' fitted kitchen with range of wall and floor units with worksurfaces over. Stainless steel sink and drainer unit, eye level electric oven. 4 ring electric hob with extractor hood over. Tiled flooring, radiator, spot lighting. Picture window to side and rear and also housing the 'Worcester' oil fired central heating boiler, running all systems within the property.



REAR HALL

BEDROOM 1

15' 7" x 16' 8" (4.75m x 5.08m) with built in wardrobe and radiator.



BEDROOM 2

12' 0" x 11' 0" (3.66m x 3.35m) with radiator and double aspect window.



BEDROOM 3



7' 6" x 6' 9" (2.29m x 2.06m) with radiator.

EXTERNALLY

GARDEN

A particular feature of this property is its generous plot. The garden being recently re developed and now offering a private outdoor space. The garden enjoys a large porcelain patio along with a level artificial grassed area and paths that surround the whole property, giving easy access to the parking areas.



GARDEN ROOM/STUDIO

20' 0" x 6' 0" (6.10m x 1.83m) of Cedarwood construction and being fully insulated with UPVC double glazed windows and door. It also benefits from mains electricity and water connection. It is currently utilised as a Home Hair Salon, but could be utilised as a home office, studio, workshop etc.



PARKING AND DRIVEWAY

Parking for up to 3 vehicles to either side of the property.

REAR OF PROPERTY



AGENTS COMMENTS

A stylish family home in a convenient location.

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - E

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

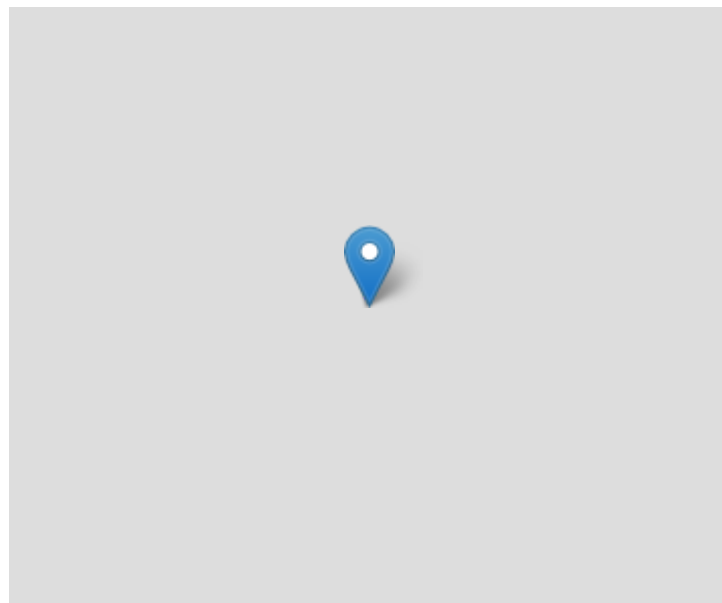
Directions

From Lampeter, take the A475 Newcastle Emlyn road and continue through the village of Llanwnnen, Drefach, Cwmsychpant. Continue to the hamlet of Rhydownen. Head over the bridge and the property will be located on the right hand side as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

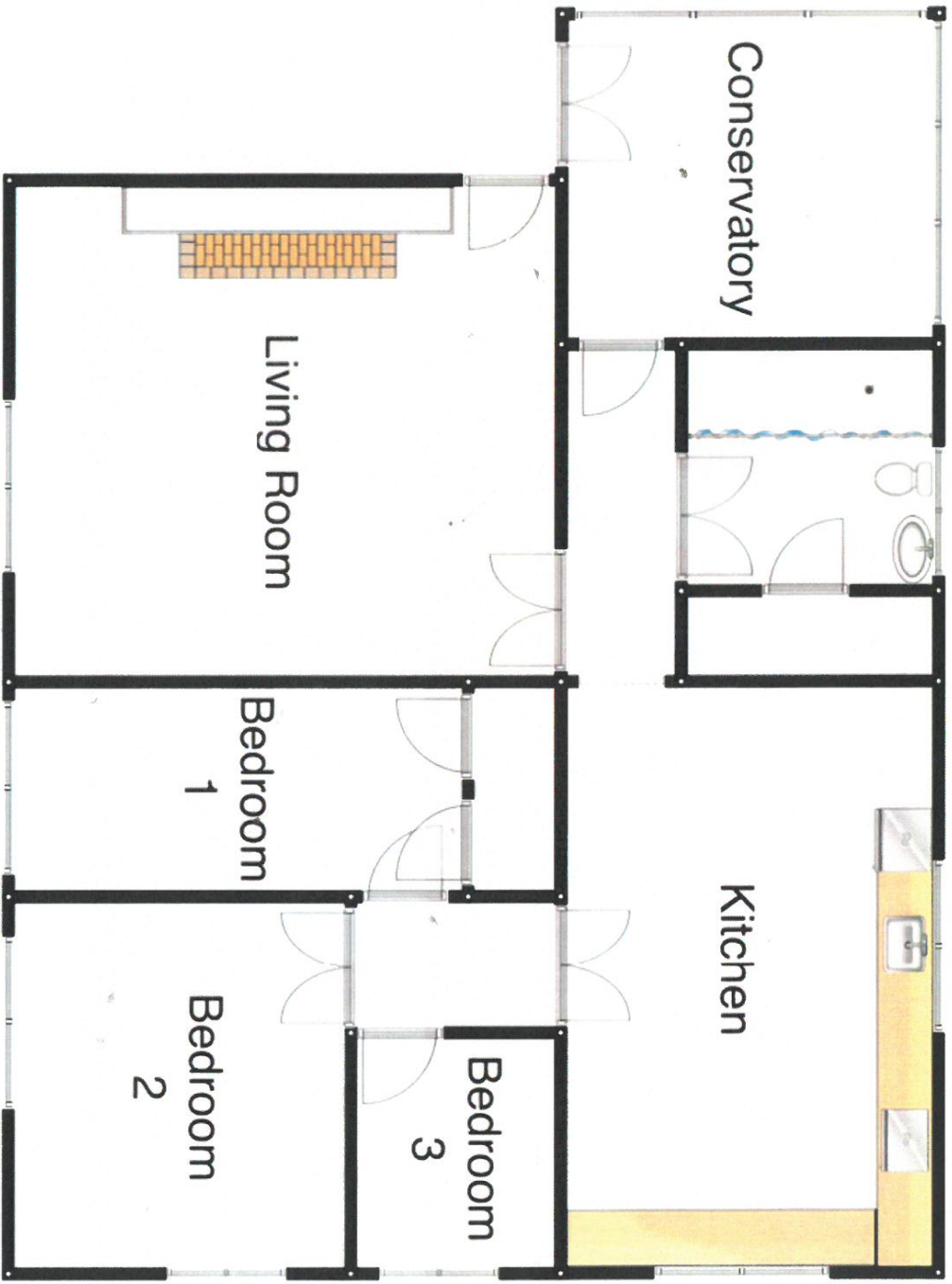
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Rhydowen Goed SA44 4QE
For illustrative purposes only, not to scale