

*A fully refurbished 3 bedroom detached property. Llechryd. Near Cardigan. West Wales.*



**Bronllys, Llechryd, Cardigan, Ceredigion. SA43 2NH.**

**£325,000**

**R/4281/RD**

**\*\* Fully refurbished 3 bedroom detached property \*\* First time ever on the market \*\* Attractive period dormer bungalow \*\* Set within a large plot \*\* Off road parking \*\* Potential for garage \*\* New kitchen \*\* New bathroom \*\* New flooring \*\* Modern heating system \*\* Fully redecorated \*\* New rear patio overlooking large expansive garden and adjoining fields \*\* Popular rural location with countryside views \*\* 5 minutes drive to Cardigan and Llechryd \*\* 10 minutes drive to Pembrokeshire Coast National Park \*\* A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the hamlet of Llangoedmor on the fringes of the larger village of Llechryd with its primary school, village shop and post office, petrol station, community hall, public houses and places of interest. The estuary and market town of Cardigan is some 5 minutes drive of the property offering a wider range of local amenities and services including secondary school, sixth form college, community hospital, cinema and theatre, traditional high street offerings, retail park, supermarkets, industrial estates and employment opportunities.



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## GENERAL

An exciting property to come to the market with the whole house being fully refurbished to provide:

- New flooring.
- New kitchen
- New bathrooms
- Fully redecorated
- New internal doors
- New rear patio
- Upgraded electrics
- New windows

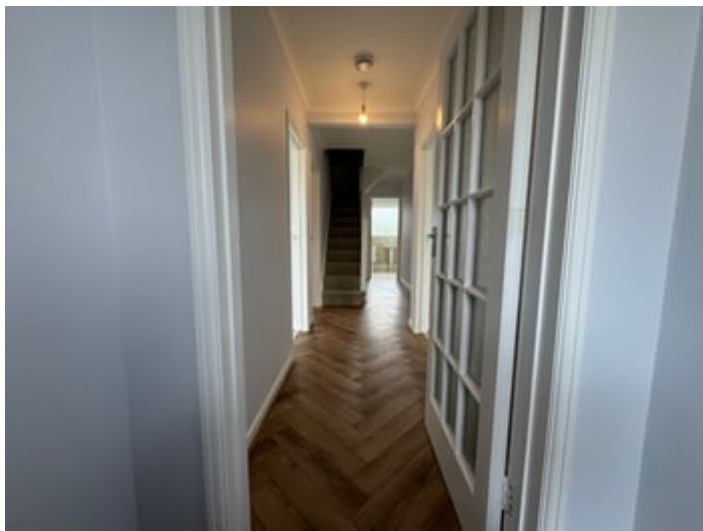
The property is set within a large commodious plot with ample space for potential garage in future.

## ACCOMMODATION

### Front Porch

Accessed via new composite door with side glass panel, new Herringbone flooring, glass door into:

### Hallway



20' 5" x 5' 5" (6.22m x 1.65m) with new Herringbone flooring, radiator, BT point, understairs cupboard.

### Front Bedroom 1

12' 8" x 14' 4" (3.86m x 4.37m) double bedroom, bay window to front, multiple sockets, radiator, TV point.





Lounge

Bedroom 2



12' 9" x 13' 4" (3.89m x 4.06m) with bay window to front, open fire on slate hearth, multiple sockets, radiator.



11' 8" x 11' 8" (3.56m x 3.56m) double bedroom, fitted wardrobes, side window, multiple sockets, radiator, new carpet.



## Bathroom



7' 7" x 7' 3" (2.31m x 2.21m) modern white suite including panel bath with shower over, side airing cupboard, WC, single wash hand basin, tiled flooring, radiator, part tiled walls.

## Open Plan Kitchen and Dining Space

12' 8" x 19' 4" (3.86m x 5.89m) completely reconfigured kitchen space with high quality light grey base and wall units with oak worktop, Belfast sink with mixer tap, induction hob with extractor over, fitted oven and grill, fitted dishwasher, fitted fridge/freezer, kitchen island with deep saucepan drawers, spotlights to ceiling, tiled splashback, plumbing for washing machine, rear window and door to garden, Herringbone flooring.

Dining area with space for 6+ persons table, feature stone fireplace and surround, side window, radiator, multiple sockets, Herringbone flooring.





## FIRST FLOOR

## Master Bedroom



Large double bedroom suite with window to front enjoying countryside views, multiple sockets, radiator, side storage cupboard with access to under eaves storage area.





**Dressing Room**



7' 4" x 7' 3" (2.24m x 2.21m) Walk-in dressing via glass door, radiator, multiple sockets.

**En-Suite**



5' 4" x 5' 9" (1.63m x 1.75m) 5' 4" x 5' 9" (1.63m x 1.75m) enclosed tiled corner shower unit with waterfall head, single wash hand basin, WC, heated towel rail, fully tiled walls and flooring, light up mirror, spotlights to ceiling.

## EXTERNAL

**To Front**



The property is approached from the adjoining county road onto a tarmacadam driveway with space for 3+ vehicles to park and front lawn area with walled forecourt and footpath leading to the rear of the house.





To Rear



An extending rear patio area from the kitchen and dining space enjoying all day sunshine with views over the adjoining garden laid to lawn and fields.

### Boiler Room

Housing a Worcester combi-boiler, side WC.

## WC



WC, side window.

New oil tank

## **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 and electricity. Private drainage. Oil central heating.

Tenure - Freehold.

Council Tax - Band D






### Directions

On exiting Cardigan on the A484 road signposted Newcastle Emlyn and Carmarthen, proceed for some 1 mile passing through the crossroads to Llangoedmor and continuing for a further 500 yards until you reach another cluster of properties and Bronllys is the 3rd on the left hand side before you reach Neuadd Wilym.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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