

***!! ATTENTION 1ST TIME BUYERS !! 3 Bed Detached Affordable Home. Plwmp Near New Quay/Llangrannog - West Wales.***



**Zefyr House Plwmp, Llandysul, Ceredigion. SA44 6HS.**

**£171,500**

**R/2923/RD**

**\*\* !! ATTENTION FIRST TIME BUYERS !! \*\*3 Bed Detached Bungalow\*\*Private Parking\*\*Excellent Amenity Area and Rear Garden\*\* Brand New House! \*\* Elevated Plot with distant sea views\*\*Affordable Home Qualification Required\*\*Modern Bathroom and En Suite\*\*Ideal 1st Time Buyer Opportunity\*\* NOW AVAILABLE TO CEREDIGION, CARMARTHENSHIRE PREMBROKESHIRE & GWYNEDD \*\***

**\*\*MUST BE VIEWED TO BE APPRECIATED\*\***

The property is situated within the coastal village of Plwmp being conveniently positioned along the A487 coast road which runs along Cardigan Bay. The nearby villages of Brynhoffnant and Synod Inn offer village shops, petrol station, primary schools and excellent public transport connectivity. The sandy coves of Cwmttydu, Penbryn, Llangrannog and New Quay are all within 10 minutes drive of the property with the larger town of Cardigan being some 20 minutes drive to the South with a wider range of local and national retailers, cafes, bars and restaurants.



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## THE ACCOMMODATION

### Entrance Hall

via glass panel composite door, side window, radiator, front window.



### Bedroom 1

9'5" x 9' a double bedroom, radiator, rear window, multiple sockets.



### Bedroom 2

11" x 13'4" double bedroom, dual aspect windows, radiator, multiple sockets. Access to loft.



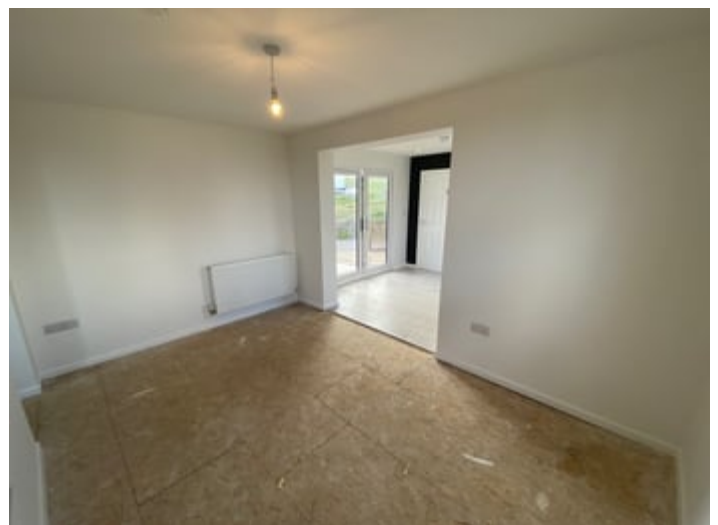
### Bathroom

5'7" x 7'3" a white bathroom suite including panelled bath, w.c. single wash hand basin, spot lights to ceiling, tile effect flooring, window to front.



### Lounge/ Dining Area

13'4" x 9' 2 x radiators, side window, multiple sockets, TV point. Access to airing cupboard/ Boiler Room. Open plan to –







### Kitchen

8'11" x 13'8" with high gloss kitchen with wood effect worktop, oven and grill with extractor over, wood effect flooring, 1 ½ bowl stainless steel sink and drainer with mixer tap, multiple sockets, side window, patio doors to raised decking and garden area.



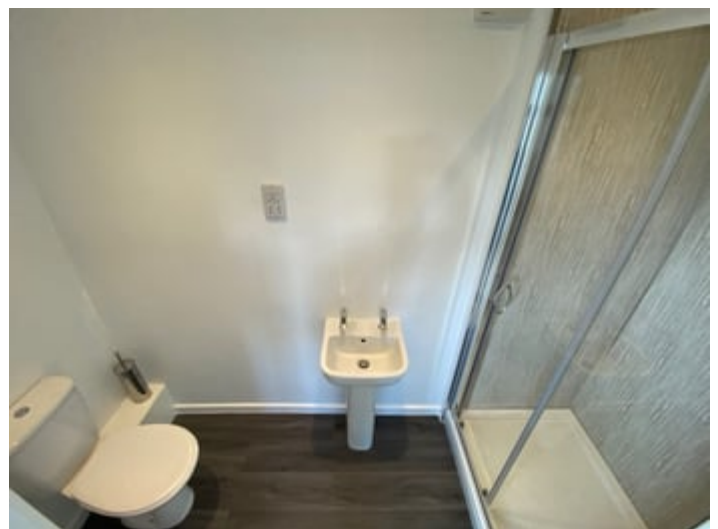
### Rear Bedroom 3

8'11" x 9'6" a double bedroom, dual aspect windows overlooking garden, radiator, multiple sockets.



### En Suite

with corner tiled shower unit, w.c. single wash hand basin, heated towel rail.



**EXTERNALLY-**

The property is approached from the adjoining county road to an elevated plot with private parking to front and side footpath to rear garden with attractive rear decking, gravelled forecourt area and raised area laid to lawn.

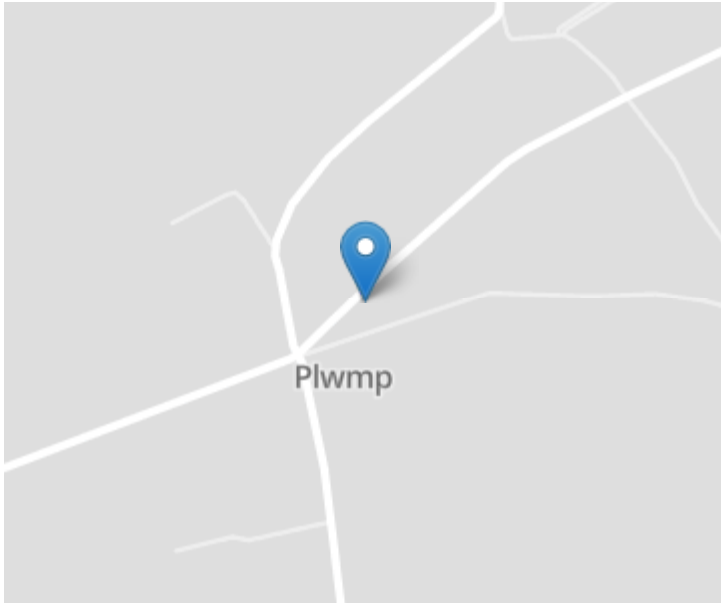


#### **SERVICES-**

We are advised that the property benefits from Mains Water, Electricity. Private Drainage.

#### **PLEASE NOTE**

Please contact Swansea Building Society on 01267 611950 to discuss Mortgage options.



### Directions

From Synod Inn travelling south along the A487 proceed for approximately 3 miles into the village of Plwmp. As you enter the into the centre of the village, on the crossroads bear left pulling back on yourself and the property is the 1st on the right hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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