

Delightful 2 bed bungalow with 1 bed annexe, set in spacious grounds. Pennant Near Aberaeron - West Wales.



Garreglwyd, Pennant, Near Aberaeron, Ceredigion. SY23 5JH.

£339,000 Offers in Excess of

Ref R/4612/ID

****A most attractive 2 bed detached bungalow with 1 bed annexe**Perfect for multi generational purposes or home with an income**Set in spacious garden and grounds**Ample private parking**Popular semi rural village of Pennant**Lovely rural views**Oil fired central heating and upvc double glazing**Useful workshop****

The property comprises of entrance hall and passageway, spacious lounge, kitchen/dining room, sun room, bathroom, 2 double bedrooms. Annexe - open plan kitchen/lounge/bedroom with en suite.

Nicely positioned on the edge of the popular rural village community of Pennant which lies only some 2 miles inland from the Cardigan Bay coastline and 3 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy travelling distance to the University town & Administrative Centre of Aberystwyth to the north and Lampeter to the east.



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GENERAL

The property is of timber frame construction under a tiled roof. The current vendors have adapted the property to benefit from a self contained annexe/bedsit which would be perfect for those looking for multi generational or home with an income living.

The annexe could easily be incorporated back into the main accommodation to provide a lovely en suite bedroom.

THE ACCOMMODATION

Entrance Hall and Passageway

6' 6" x 30' 9" (1.98m x 9.37m) via recently installed composite door with leaded inset glass, central heating radiator, access hatch to loft. Door into -



Spacious Lounge

12' 0" x 20' 3" (3.66m x 6.17m) a lovely family room with double glazed window to front and rear with lovely rural views, 2 central heating radiators, log burning stove with ornate surround, wall lights, TV point.





Kitchen/Dining Room

11' 3" x 12' 8" (3.43m x 3.86m) with a range of fitted base and wall cupboard units with formica working surfaces, stainless 1½ drainer sink, electric oven with 4 ring gas LPG gas hob above, extractor hood, under counter dishwasher, plumbing for automatic washing machine, space for fridge freezer, central heating radiator, airing cupboard with central heating radiator and Worcester Bosch oil fired boiler. Door into -



Sun Room

12' 3" x 14' 1" (3.73m x 4.29m) a light and airy room of dwarf wall construction with upvc glazed surround, benefiting from lovely rural views over open countryside to the rear, half glazed upvc door to both sides, laminate flooring, polycarbonate roof.





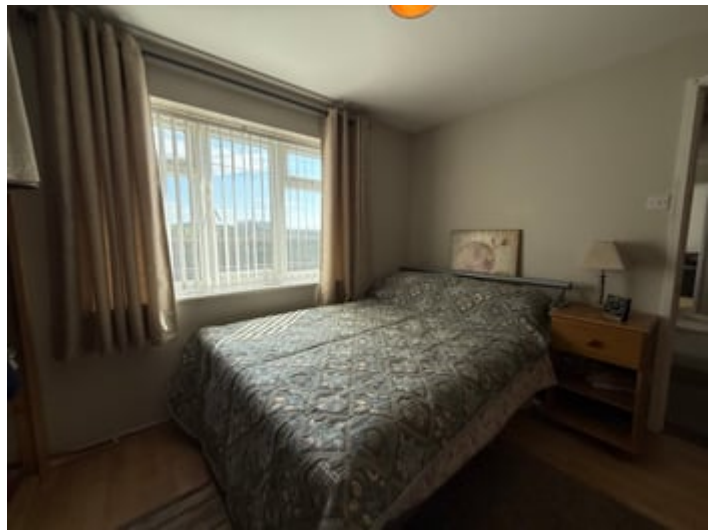
Bathroom

9' 3" x 5' 6" (2.82m x 1.68m) a modern white suite comprising of a panelled bath with Mira electric shower above, vanity unit with inset wash hand basin and concealed dual flush w.c. stainless steel heated towel rail, frosted window to front, extractor fan.



Front Double Bedroom 1

10' 7" x 9' 8" (3.23m x 2.95m) with double glazed window to front, built in cupboard unit, central heating radiator, laminate flooring.



Rear Double Bedroom 2

9' 7" x 11' 4" (2.92m x 3.45m) with double glazed window to rear, built in cupboard, laminate flooring, central heating radiator. Inter connecting door into the annexe.



ANNEXE/BED SIT

Main Room

17' 0" x 13' 0" (5.18m x 3.96m) with glazed double doors to rear.

Kitchenette comprising of fitted cupboard units, double glazed window to front, TV point, central heating radiator. Door into -



En Suite

5' 5" x 4' 6" (1.65m x 1.37m) comprising of a modern 3 piece suite with enclosed shower unit with Bush electric shower above, pvc lined walls, vanity unit with inset wash hand basin, concealed flush w.c. illuminous mirror, towel rail, spot lights, extractor fan.



EXTERNALLY

To the Front

A large tarmac forecourt with ample parking and turning space for several vehicles.

Side lawned area with a variety of shrubs. Pathways leading to rear.





To the Rear

Extensive lawned area with many mature shrubs, trees and flowers making a lovely outside space.

Useful 20' x 10' timber Workshop together with a further range of useful buildings.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

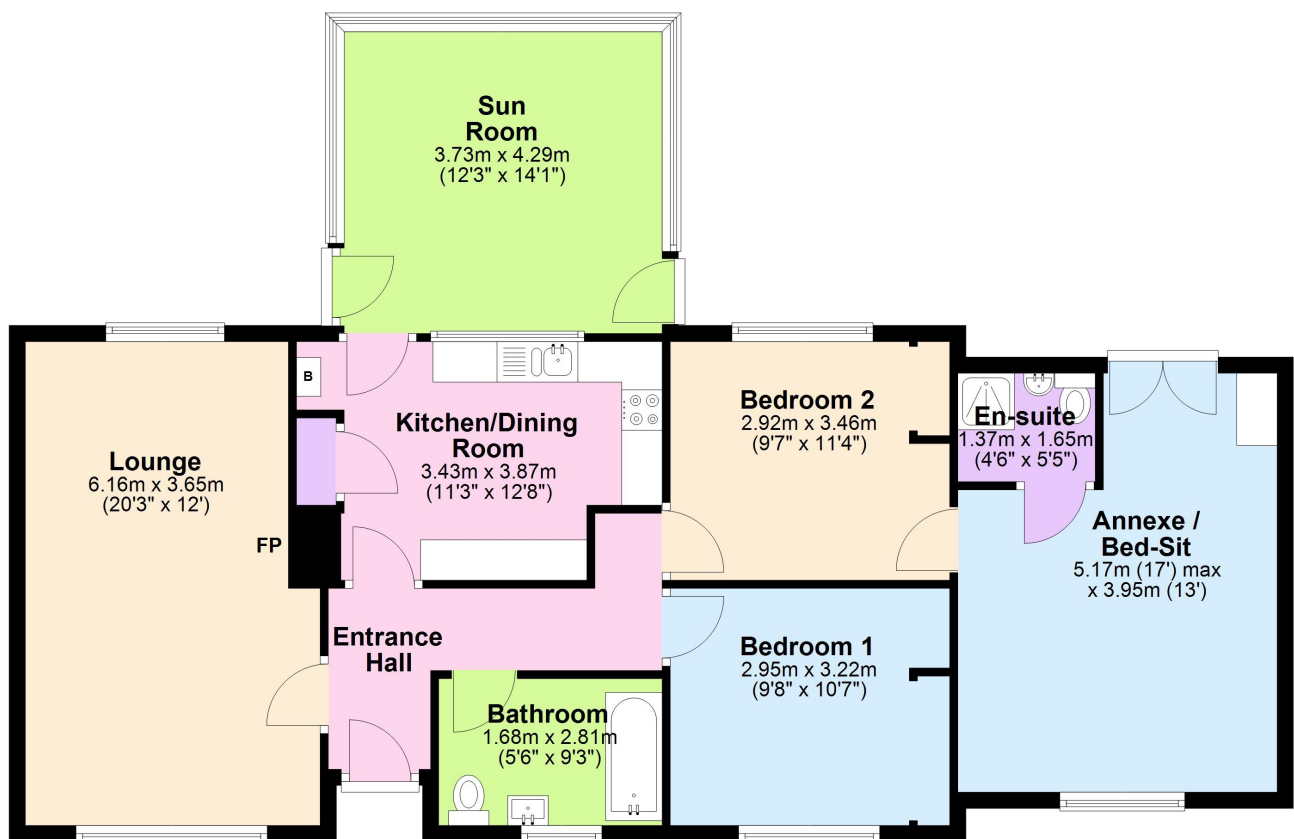
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Services

The property benefits from mains water, electricity and drainage. Oil fired central heating. 24pvc solar panels.

Council Tax Band D (Ceredigion county council).

Ground Floor



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Garreg Llwyd, Pennant, LLANON

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply. Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Mobile Signal

4G data and voice

EPC Rating: C (78)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

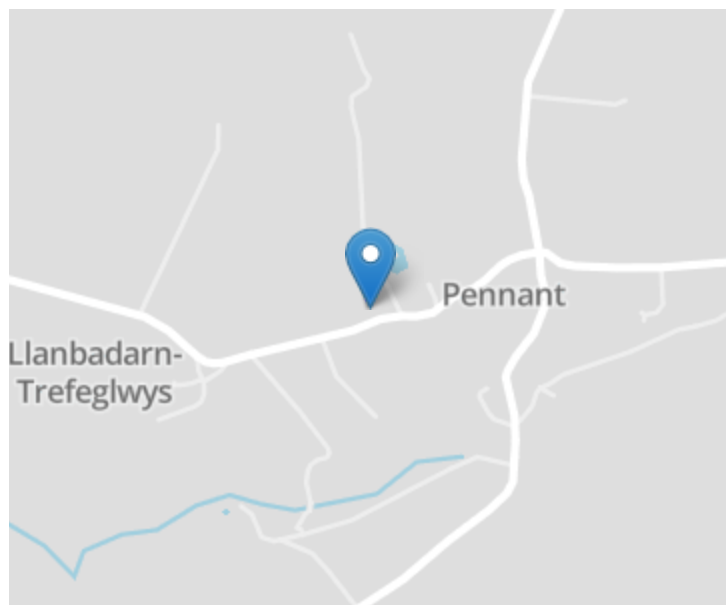
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberaeron proceed North East on the A487 coast road to the first village of Aberarth. Drive through the village climbing up hill then take the 1st right hand turning onto the B4577 Pennant road. As you reach the village of Pennant you will pass the church on the right hand side, carry on for a further 300 yards and Garreglwyd will be the second bungalow on the left hand side set back off the road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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