

*Deceptively spacious and attractive 3 bed (1 en suite) bungalow in the convenient coastal village of Plwmp. Near New Quay/ Llangrannog - West Wales.*



**Maes Y Coed, Plwmp, Near Aberporth, Ceredigion. SA44 6HS.**

**£325,000**

**Ref R/4952/ID**

**\*\*Deceptively spacious and attractive 3 bed detached bungalow\*\*3 Bed (2 bath) accommodation\*\*Located in the convenient coastal village of Plwmp near New Quay/Llangrannog\*\*Close to bus route and village post office\*\*Attractive gardens and grounds\*\*Ample private parking and integral garage\*\*Double glazing throughout and LPG Gas fired central heating\*\*Solar Panels\*\***

The accommodation provides - entrance hall, front lounge, dining room, kitchen, utility room, integral garage, 3 double bedroom (1 en suite) and bathroom.

The property is situated in the convenient coastal settlement of Plwmp being within an easy reach of many popular coastal villages and picturesque coves on the Cardigan Bay coastline including Cwmydu, New Quay, Llangrannog, Penbryn and Tresaith. Plwmp lies on the A487 and offers a post office and access to bus stop. The larger amenity centre of Cardigan is some 20 minutes drive to the south and the popular Georgian Harbour town of Aberaeron is some 20 minute drive to the North. The larger County towns of Aberystwyth and Carmarthen is an equi distant 35-40 minute drive.



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## GENERAL

Maes Y Coed offers a spacious 3 bedroomed bungalow of traditional cavity wall construction under a tiled roof. The property benefits from LPG gas fired central heating and double glazing throughout.

The property affords well proportioned accommodation perfect for a family.

The property benefits from pv solar panels which are leased with 10 years remaining on the lease.

The accommodation provides -

## THE ACCOMMODATION

### Entrance Hall

13' 8" x 6' 3" (4.17m x 1.91m) via upvc door with side panels to both sides, central heating radiator, storage cupboard and double doors into -



### Lounge

17' 3" x 22' 1" (5.26m x 6.73m) a spacious room with large, double-glazed windows to front, LPG Real flame fire with ornate surround, tv point with plinth, central heating radiator, double doors leading into -



## Dining Room

12' 7" x 16' 4" (3.84m x 4.98m) with central heating radiator, service hatch from kitchen, glazed sliding doors into –



## Conservatory

9' 10" x 14' 3" (3.00m x 4.34m) of dwarf wall construction with upvc double glazed surround with views over the garden and open countryside, central heating radiator, exterior door, tiled flooring, Perspex roof.



## Kitchen/Breakfast Room

12' 0" x 13' 4" (3.66m x 4.06m) with fitted base and wall cupboard units with formica working surfaces above, electric oven and grill, stainless steel drainer sink, 4 ring LPG hobs, double glazed window to rear.





### Utility Room

12' 6" x 7' 9" (3.81m x 2.36m) with fitted cupboard units with stainless steel sink, tiled flooring, upvc exterior door, plumbing for automatic washing machine and gas boiler. Fire door into –



### Integral Garage

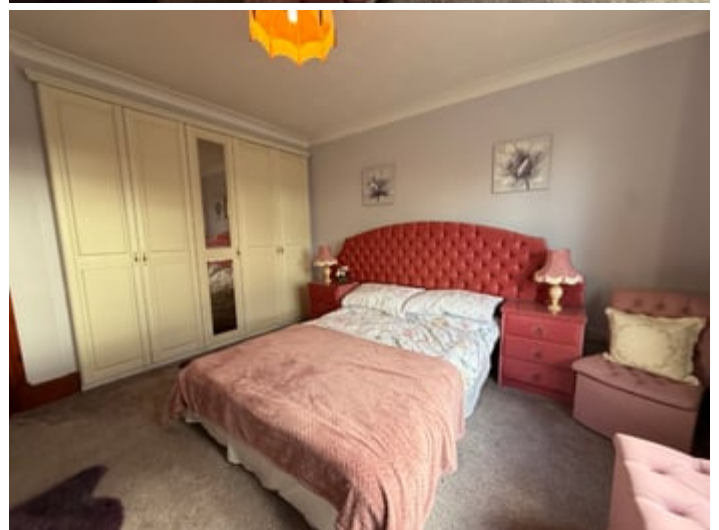
17' 9" x 9' 0" (5.41m x 2.74m) a useful garage space with electric up and over door and w.c.

### Passageway

21' 0" x 13' 2" (6.40m x 4.01m) with 2 large storage cupboards, one housing hot water tank.

### Master Bedroom 1

11' 9" x 12' 9" (3.58m x 3.89m) with double glazed window to rear, fitted wardrobes, central heating radiator. Door into –



### En Suite

4' 3" x 7' 3" (1.30m x 2.21m) comprising of an enclosed shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. tiled walls.



### Front Bedroom 2

12' 0" x 10' 7" (3.66m x 3.23m) with double glazed window to front, central heating radiator.



### Bedroom 3

9' 8" x 12' 0" (2.95m x 3.66m) with double glazed window to front, central heating radiator.



### Bathroom

11' 8" x 7' 1" (3.56m x 2.16m) having a 3-piece suite comprising of panelled corner bath with hot and cold taps, low level flush w.c. pedestal wash hand basin, central heating radiator, frosted window, pvc lined boards.



## EXTERNALLY

### To The Front

The property is approached via a council road onto a tarmac driveway with ample private parking space for 4-5 cars.

Front lawned areas with many mature shrubs and hedgerows, pathways to both side lead to –



### To The Rear

A most pleasant rear garden, initially a patio area laid to slabs with the garden being slightly off set with steps leads down to the main garden area with benefits from a plethora of mature shrubs, hedgerows and trees. Being low maintenance, with a southerly aspect and a lovely place to enjoy the sun.



## **MONEY LAUNDERING**

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 ARRANGEMENTS**

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. LPG Gas fire.

Tenure - Freehold.

Council Tax Band E (Ceredigion County Council).

## MATERIAL INFORMATION

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**Parking Types:** Private.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

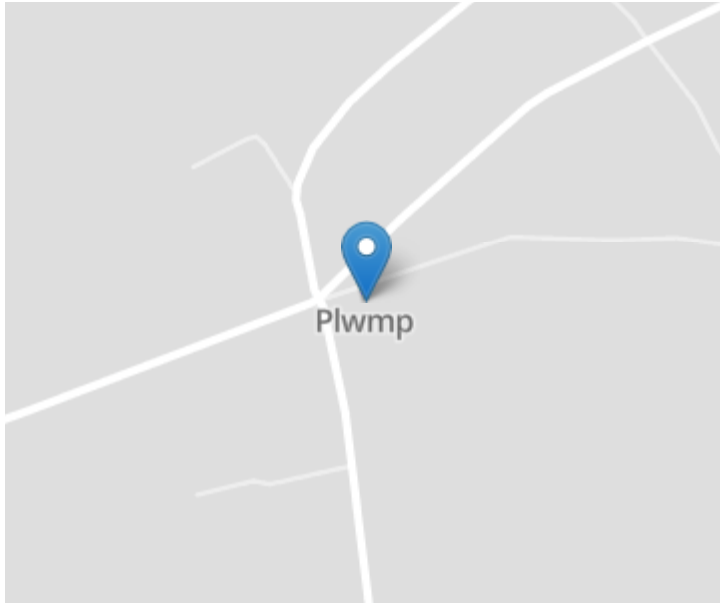
**Any risk of coastal erosion?** No

**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 south-west on the main A487 coast road towards Cardigan. Follow the course of the road for some 11 miles until you reach the village of Plwmp. At the crossroads in the centre of the village, turn left towards Ffostrasol and the property will be located on the right hand side as identified by the agents for sale board.

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

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