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**RICS**



Since 1989

*A well appointed 3 bedroom detached bungalow set in spacious garden and grounds in popular residential estate. Llanarth, Nr New Quay, West Wales.*



**13 Allt-Y-Bryn, Llanarth, Ceredigion. SA47 0NA.**

**Ref R/4026/ID**

**£345,000**

**\*\* Immaculately presented and well appointed 3 Bed (En Suite) detached bungalow \*\* Set in generous garden and grounds \*\* Located on a popular residential cul-de-sac \*\* Convenient edge of village location \*\* Walking distance to village amenities \*\* Only a 10 minutes drive from the renowned Cardigan Bay coastline at New Quay and Cei Bach \*\* Integral garage \*\* Double glazing throughout \*\* Oil fired central heating \*\***

The property comprises of - Ent hall, front lounge, kitchen / dining room, rear sunroom, utility room, cloak room, integral garage, 2 double bedrooms (1 en suite), 1 single bedroom, main bathroom.

Located within the village community of Llanarth which lies alongside the main A487 coast road and the village offers an excellent range of local amenities including shops, post office, primary school, pub/hotel, filling station, places of worship and is on a bus route. Only some 3 miles inland from the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron.



### Entrance Hall



15' 5" x 4' 0" (4.70m x 1.22m) via half glazed UPVC door with glazed side panel, central heating radiator, door into -

### Front Sitting Room

15' 7" x 12' 8" (4.75m x 3.86m) A spacious lounge with electric fireplace and ornate surround, double glazed window to front, central heating radiator, TV point, wall, lights, spotlights to ceiling, multiple sockets.

# Kitchen / Dining Room





18' 0" x 12' 9" (5.49m x 3.89m) With a range of fitted base and wall cupboard units with Formica working surfaces above, inset 1 1/2 stainless steel drainer sink, eyelevel CREDA electric oven and grill, 4 ring electric hob with pullout extractor above, tiles splash back, integrated dishwasher and fridge, central heating radiator, 5' archway into dining room and spacious six seater, space for 6 seater dining table, glazed double doors out to -

### **Sun Room / Rear Conservatory**

12' 3" x 8' 5" (3.73m x 2.57m) Dwarf wall construction with UPVC double glazed units, glazed double door, polycarbonate roof, tiled flooring.



## Utility Room



10' 8" x 8' 3" (3.25m x 2.51m) with fitted cupboard unit with stainless steel drainer sink above, plumbing for automatic washing machine, tiled flooring, double glazed window to side, side glazed exterior door, tiled splash back.

## Claokroom

4' 9" x 3' 2" (1.45m x 0.97m) with low level flush WC, pedestal wash hand basin, central heating radiator, frosted window to side, extractor fan, tiled flooring.



## Integral Garage



20' 5" x 10' 0" (6.22m x 3.05m) With up and over door, worcester oil fired central heating boiler, window to side.

## Passage Way

7' 8" x 15' 4" (2.34m x 4.67m) (Max) With double doors into airing cupboard with fitted shelving, access hatch to loft.

## Front Bedroom 1/Office

12' 1" x 6' 9" (3.68m x 2.06m) With double glazed window to front, central heating radiator.



### Front Master Bedroom 2



10' 5" x 12' 1" (3.17m x 3.68m) With double glazed window to front, central heating radiator, door into -

### En Suite

5' 0" x 6' 6" (1.52m x 1.98m) a 3 piece suite comprising of an enclosed shower unit with mains shower head above, gloss white vanity unit with inset wash hand basin, low level flush WC, fully tiles walls, tiled floors, frosted window to side, central heating radiator, extractor fan, shaver point and light.



### Rear Double Bedroom 3

12' 1" x 10' 0" (3.68m x 3.05m) With double glazed window to rear over looking the garden, central heating radiator.



### Main Bathroom

6' 5" x 8' 4" (1.96m x 2.54m) A white suite comprising of a walk in shower unit with mains rainfall shower above, PVC lined panels, gloss white vanity unit with inset wash hand basin, dual flush WC, bidet, central heating radiator, half tiled walls, tiled flooring frosted window to rear, extractor fan, shaver light and point.





## EXTERNALLY

### To the Rear

The property is situated on a generous corner plot enjoying a sunny southerly position to the rear. Benefitting from a beautifully landscaped garden offering a large level lawn area, patio area laid to slabs, many mature shrubs, trees and flower, raised flower beds, raised vegetable beds, apple trees, a cedar wood garden shed and a greenhouse.









### To the Front

A spacious tarmac driveway with private parking for 3/4 cars, front garden area laid to lawn, pathway to both sides of the property.



### Tenure

The property is believed to be Freehold.

### 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

We are advised the property benefits from main water, electricity and drainage. Oil fired central heating.

Council tax band - D (Ceredigion County Council)

### Directions

From Aberaeron travelling south along the A487 proceed through the villages of Ffosyffin and Llwynelyn and then enter the village of Llanarth. Continue through the village, down the dip, proceeding up the hill and take the first right sign posted New Quay adjacent to the Llanina Arms.

Continue along this road taking the 3rd exit into Allt y Bryn.  
 Continue into Allt y Bryn, and the property can be found as  
 the first bungalow on your right hand side as identified by the  
 agents 'for sale' board.

