

Deceptively spacious and immaculately presented 3 bed detached bungalow with extensive views over open countryside towards the Preseli mountains. Tanygroes Near Aberporth - West Wales.



Preseli View, Tanygroes, Cardigan, Ceredigion. SA43 2JT.

£295,000

Ref R/4466/ID

****A desirable 3 bed detached bungalow residence**Outstanding south facing location with far reaching views over open countryside and towards the Preseli mountains**Set in generous gardens and grounds**Deceptively spacious throughout**Double glazing and oil fired central heating**Only 3 miles to the Cardigan Bay coastline**Ample private parking**Semi rural location**Bordering open fields to the rear****

The accommodation provides recently installed front porch, entrance hall, spacious lounge, kitchen/dining room, utility, 3 double bedrooms and a bathroom.

The property is set back off a quiet country lane close to the village of Tanygroes, 1/4 of a mile from the main A487 coast road.

This providing ease of access to the West Wales county market town of Cardigan which offers a comprehensive range of shopping and schooling facilities an array of bars, pubs and restaurants and an integrated health centre. The property lies some 3 miles from the Cardigan Bay heritage coastline at the seaside village of Tresaith and Aberporth and close to many other popular picturesque sandy beaches and coves along this favoured coastline. The property is also within an easy walk to a bus stop.



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THE ACCOMMODATION

Front Porch



2' 5" x 6' 0" (0.74m x 1.83m) via glazed uvpc sliding door with glazed unit surrounds making the most of the country views, tiled flooring, half glazed hardwood door into -

Entrance Hall and Passageway

16' 3" x 8' 8" (4.95m x 2.64m) (max) with central heating radiator, storage cupboard.



Spacious Lounge





18' 5" x 15' 2" (5.61m x 4.62m) with large double glazed picture window to front making the most of the far reaching country views over the Preseli mountains, open fireplace housing an electric fire on a slate hearth, mantle above, wall lights, TV point, central heating radiator and multiple sockets.

Kitchen/Dining Room



13' 6" x 10' 1" (4.11m x 3.07m) comprises of fitted base and wall cupboard units with laminate working surfaces above, Belling electric oven, 4 ring electric hob, pull out extractor, inset drainer sink, tiled splash back, large double glazed window to rear, tiled floor, TV point, multiple sockets. Door into -

Utility Room

9' 3" x 9' 9" (2.82m x 2.97m) with half glazed upvc door to rear, fitted cupboards with inset Belfast sink, Eurostar oil fired boiler, tiled flooring, central heating radiator, plumbing for automatic washing machine and dishwasher.



Cloak Room



4' 5" x 2' 8" (1.35m x 0.81m) with low level flush w.c. tiled floor, central heating radiator.

Front Bedroom 1

11' 4" x 10' 7" (3.45m x 3.23m) with double glazed window to front with far reaching views towards the Preseli mountains. Multiple sockets, central heating radiator. Built in storage cupboard.



Rear Double Bedroom 2

11' 5" x 10' 7" (3.48m x 3.23m) a large double glazed window to rear overlooking rear garden, built in storage cupboard, central heating radiator, multiple sockets.



Front Double Bedroom 3

9' 2" x 15' 6" (2.79m x 4.72m) with dual aspect window to front and side, central heating radiator, TV point, multiple sockets.





Bathroom

6' 0" x 8' 8" (1.83m x 2.64m) with 3 piece white suite comprising of panelled bath with Triton electric shower above, pedestal wash hand basin, low level flush w.c. half tiled walls, central heating radiator, extractor fan, frosted window to rear.



EXTERNALLY

To the Front



The property is approached via a C class road with a driveway initially climbing to a flat area, all laid to tarmac with ample parking for 4-5 cars.

Front lawned area with pathways to both sides leading to -

Rear Garden

A generous garden mostly laid to lawn being fully enclosed and bordering open fields to rear. Sea glimpse from the top of the garden.





TENURE

The property is of Freehold Tenure.

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.

Services

We are advised that the property benefits from Mains water and electricity. Private drainage to septic tank. Oil fired central heating.

Council Tax Band D (Ceredigion county council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living.

Mobile Signal

4G data and voice

EPC Rating: E (49)

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

Travelling on the main A487 coast road from Cardigan to Aberaeron, drive through the village of Tanygroes, passing the petrol filling station and supermarket on the left hand side. Then a little further on you will see a chapel on your left hand side and immediately opposite is a right hand turning. Take this turning and follow the course of the road for some ¼ of a mile and you will see the bungalow above the road on the left hand as identified by the Agents for sale board.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(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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