

Regulated by:



Since 1989

Most attractive 2/3 bedroomed bungalow in spacious grounds. Lovely rural location. 3 miles Cardigan Bay coast at New Quay. West Wales.



Glynmar, Synod Inn, Near New Quay, Ceredigion. SA44 6JS.

Ref R/2809/DD

£279,000

****Delightful detached bungalow in a picturesque country setting**Set within generously proportioned grounds**Ample private parking and garage**2 or 3 bedroomed comfortable accommodation**Full double glazing and central heating**Borders open fields with lovely views over picturesque rural countryside, with a glimpse of the sea in the distance****

The accommodation provides Reception Hall, downstairs Shower Room and Toilet, spacious Lounge, archway through to Dining Room. Kitchen, Utility Room, downstairs Workroom/Studio or 3rd Bedroom. The first floor - 2 good sized Double Bedrooms, Bathroom, separate wc.

Conveniently positioned, set back off the main A486 New Quay to Llandysul road, half a mile from the village community of Synod Inn, and only some 3 miles from the picturesque coastal resort of New Quay, with its' lovely sandy beaches. Within easy reach of the Georgian Harbour Town of Aberaeron and convenient to the major marketing and amenity centres of the area, including Cardigan, Lampeter, Aberystwyth and a 15 minute drive from the town of Llandysul.

Reception Hall

11' 0" x 9' 6" (3.35m x 2.90m) with UPVC Double Glazed entrance door with matching glazed side panel, central heating radiator, telephone point, open-tread hardwood staircase to first floor.



Downstairs Shower Room

7' 4" x 5' 7" (2.24m x 1.70m) with tiled floor, shower cubicle, low level flush toilet, pedestal wash hand basin, part tiled walls, front opaque window, central heating radiator.



Attractive Lounge

22' 3" x 11' 9" (6.78m x 3.58m) into front bay window with lovely aspect. Central radiator, stone feature fireplace, 8' wide new patio doors to rear garden. Archway leads through to -





Dining Room

11' 0" x 10' 11" (3.35m x 3.33m) with double panel radiator, hardwood wood block flooring, rear aspect window.



Kitchen

15' 0" x 7' 5" (4.57m x 2.26m) with a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit, h & c, appliance space, rear aspect window.



Utility Room

9' 4" x 6' 7" (2.84m x 2.01m) with Terrazo tiled floor, houses the Worcester oil fired central heating boiler, rear exterior door. Door through to -

Workroom/Studio or Third Bedroom (formerly the Garage)

16' 4" x 9' 5" (4.98m x 2.87m), front and side aspect windows, central heating radiator.

FIRST FLOOR

Central Landing

Built in airing cupboard and storage cupboard with also access to under eaves. Hatch to loft.



Principal Bedroom 1

15' 7" x 11' 0" (4.75m x 3.35m) into full range of built in wardrobes with mirror sliding doors, central heating radiator, window to gable end, with lovely views of open fields.



Double Bedroom 2

12' 2" x 11' 1" (3.71m x 3.38m) with side aspect window, fitted wardrobes, access to under eaves.



Bathroom



7' 7" x 5' 5" (2.31m x 1.65m) with double panel radiator, panelled bath, pedestal wash hand basin with mirror over, rear aspect window.

Separate wc

With low level flush toilet.

EXTERNALLY

Walled forecourt and entrance in reconstructed stonework leads onto the front drive, with parking for 2 or more vehicles. Spacious front lawned area with mature shrubs, ornamental bushes and heathers. Paths surround the bungalow and to the rear a double gateway leads through to garage. The rear grounds are again extensive, mainly laid down to grassed areas bounded by mature hedging to give privacy, gravelled shrubbery, again ornamental trees and bushes and a pleasant paved patio area, enjoying a sunny location. A cedarwood Summerhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			98
(81-91) B			
(69-80) C		74	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Double Garage

25' 0" x 14' 4" (7.62m x 4.37m) with up and over door.

Services

Mains Electricity and Water. Private Drainage Septic Tank, Oil fired Central Heating, UPVC Double Glazing (new double glazed windows to front elevations), Solar Panels connected to the Grid (total income generated in 6 years - £3594, plus the benefits of some free electricity during the day).

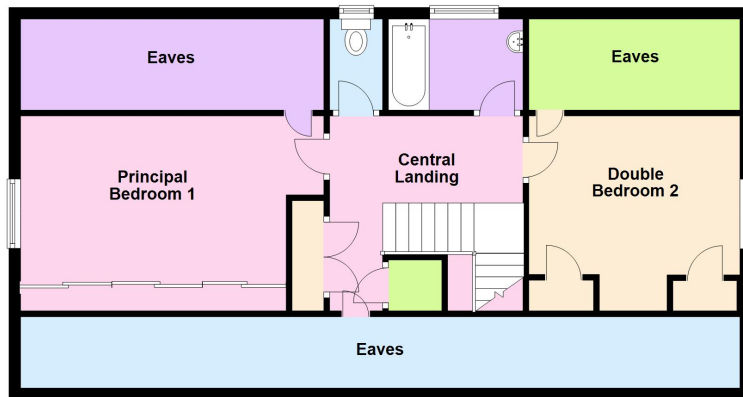
Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan, at the village of Synod Inn turn left onto the A486 (Llandysul) road. Follow the road for half a mile, this should be a first bungalow you see on the righthand side, set back and above the road, identifiable by the Agents' For Sale board.

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.