

Attention 1st time buyers. Attention investors. Spacious 2 bedroom semi-detached home set within commodious plot with previous planning permission for additional bedroom and living space. Blaenffos near Cardigan/Crymych. North Pembrokeshire. West Wales.



Pen Y Coeden, Blaenffos, Boncath, Pembrokeshire. SA37 0HY.

£239,000

R/4978/RD

**** Attention 1st time buyers ** Attention investors ** An ideal opportunity to get on the housing ladder ** Deceptively spacious 2 bedroom dwelling ** Fully modern kitchen and bathrooms ** New flooring ** Previous planning permission to extend to provide additional bedroom and living space to the side ** Feature rear workshop ideal for those wanting to work from home ** Large forecourt with ample parking for 4+ vehicles ** Walking distance to village amenities ** Well maintained and presented ** A fine opportunity to secure an impressive home within this popular rural village ** 15minutes to Cardigan Bay Coastline and Pembrokeshire National Park ****

The property is situated in the village of Blaenffos which provides good public transport connectivity, village shop and community hall facilities. Nearby Crymych offers primary and secondary school accommodation as well as a wider range of day to day amenities. The market town of Cardigan is some 15 minutes drive from the property with its local cafes, bars, restaurants, cinema and theatre, community hospital, retails parks, industrial estates and employment opportunities.



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GENERAL

An impressive 2 bedroom semi-detached home set within a commodious plot with ample off-road parking.

The property is well presented and maintained having modern kitchen and bathroom throughout as well as modern flooring and enjoys a wonderful outlook over the adjoining countryside. To the rear of the house is an impressive workshop currently used for that purpose but has the potential to be used for home working opportunities.

Previous planning permissions exists for the erection of 2 storey side extension to provide additional bedroom and living facilities (Pembrokeshire National Park reference 20/0287/PA). We see no reason why this cannot be secured again.

Entrance Porch

4' 6" x 4' 2" (1.37m x 1.27m) via composite door with side window, tiled flooring, glass panel uPVC door into:

Hallway



8' 5" x 6' 6" (2.57m x 1.98m) with open staircase to first floor, understairs cupboard, radiator.

Kitchen

10' 9" x 17' 7" (3.28m x 5.36m) with a range of white base and wall units, Formica worktops, space for electric cooker

with extractor over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, connection for dishwasher, tiled flooring, breakfast bar, dual aspect windows to front and rear, spotlight to ceiling, housing Worcester oil combi-boiler.





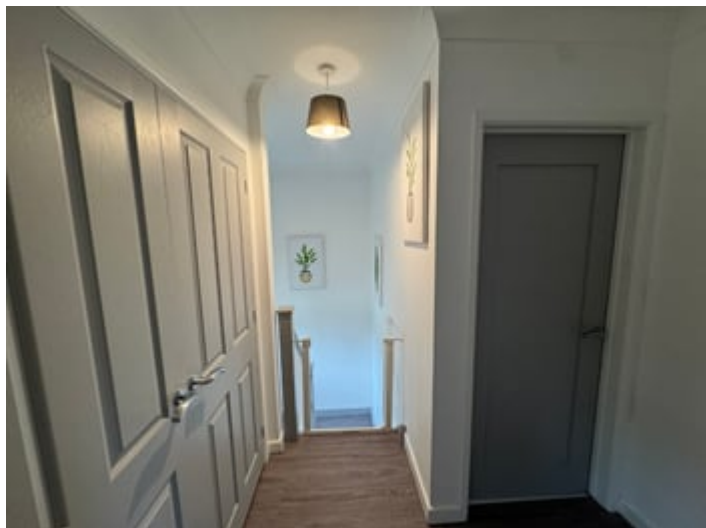
Lounge



11' 7" x 12' 7" (3.53m x 3.84m) with feature electric fire, glass patio door to garden, tiled flooring, radiator, multiple sockets.

FIRST FLOR

Landing



With window to half landing, airing cupboard, wood effect flooring, access to loft over.

Bathroom

8' 7" x 5' 5" (2.62m x 1.65m) a modern white suite including panel bath with shower over, radiator, single wash hand basin on vanity unit, WC, tiled flooring, heated towel rail, tiled walls, spotlights to ceiling.



Rear Bedroom 1





11' 7" x 11' 2" (3.53m x 3.40m) double bedroom, window to rear with countryside views and overlooking garden, multiple sockets, radiator, wood effect flooring.

Rear Bedroom 2

11' 5" x 10' 6" (3.48m x 3.20m) double bedroom, window to rear, multiple sockets, radiator, wood effect flooring, views to countryside.



EXTERNAL

To Front





The property is approached via the adjoining county road into a large gravelled forecourt with space for 4+ vehicles to park and side footpath access leading to side patio area and step down to:

Main Rear Garden



With extending patio area from the lounge and central footpath through a lawned garden area leading down to:

Timber Workshop

9' 7" x 17' 1" (2.92m x 5.21m) fully insulated timber clad workshop building providing potential for office/workshop/man cave set on a concrete base.



Side Patio Area



To the side of the house is an extended patio area which is where the planning permission was for the extension.

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'.

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

Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band C.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 952

Parking Types: Off Street. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (56)

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 north from Crymych along the A478 proceed into the village of Blaenffos and the property is the second on the right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(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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