

Spacious 3 bedroom bungalow with countryside views. Llwyndafydd. Near Cwmtedu/New Quay/Llangrannog. Cardigan Bay. West Wales.



Bromebyd Llwyndafydd, Near New Quay, Ceredigion. SA44 6BT.

£280,000

R/4865/RD

**** Spacious 3 bedroom bungalow ** In need of sympathetic refurbishment ** A good standard of living accommodation ** Integral garage ** Countryside views ** 5 minutes drive to Cwmtedu, New Quay and Llangrannog ** Popular coastal village ** A great first time buyer opportunity ****

The property is situated within the coastal village of Llwyndafydd near to the popular villages and coves of New Quay, Cwmtedu and Llangrannog. Nearby Caerwedros offers active community hall with residents relying on Cross Inn for their day to day needs including village shop and post office, public house and public transport connectivity as well as Ysgol Bro Sion Cwilt at Synod Inn. The fishing village of New Quay offers primary school, doctors surgery, local shops, cafes, bars, restaurants as well as access to sandy beaches.



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THE ACCOMMODATION

Entrance Hallway

6' 7" x 22' 3" (2.01m x 6.78m) accessed via hardwood door with side glass panel, wood effect flooring, radiator.



Lounge

18' 4" x 22' 6" (5.59m x 6.86m) being 'L' shaped with bay window to front, stone fireplace and surround with multifuel burner, wood effect flooring, wall lights, sliding patio door to side patio and garden area, side window with countryside views, 2 x radiator, multiple sockets.



Kitchen

22' 1" x 9' 9" (6.73m x 2.97m) with a range of oak effect base and wall units, 1½ stainless steel sink and drainer with mixer tap, electric oven and grill, induction hobs with extractor over, Formica worktop, tiled splashback, side window, radiator, wood effect vinyl flooring, glass door into:



Utility Room

With external door to garden, housing Grant oil boiler, radiator, plumbing for washing machine, side window, multiple sockets, access to loft, side WC.



Rear Bedroom 1

12' 0" x 8' 6" (3.66m x 2.59m) double bedroom, window to rear enjoying views over the adjoining fields, radiator, multiple sockets.



Bathroom

8' 3" x 9' 7" (2.51m x 2.92m) panelled bath, heated towel rail, WC, single wash hand basin, separate enclosed shower, vinyl flooring, rear window, fully tiled walls.



Front Bedroom 2

14' 0" x 10' 5" (4.27m x 3.17m) double bedroom, window to front, radiator, multiple sockets.



Rear Bedroom 3

11' 4" x 10' 6" (3.45m x 3.20m) double bedroom, window to rear overlooking adjoining fields, radiator, multiple sockets.



EXTERNALLY

To Front

The property is approached from the adjoining county road onto a concrete front forecourt with space for 2+ vehicles to park and front area laid to lawn.



Garage

7' 9" x 23' 0" (2.36m x 7.01m) with up and over door to front, pedestrian door to rear, window to rear and side, concrete base.



To Side

Extending patio area accessible from the living room with footpaths leading through to:

Rear

Rear garden area which is laid to lawn overlooking the adjoining fields.



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

We are advised that the property benefits from mains water and electricity. Private drainage. Oil central heating.

Tenure - Freehold.

Council tax band E (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (52)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

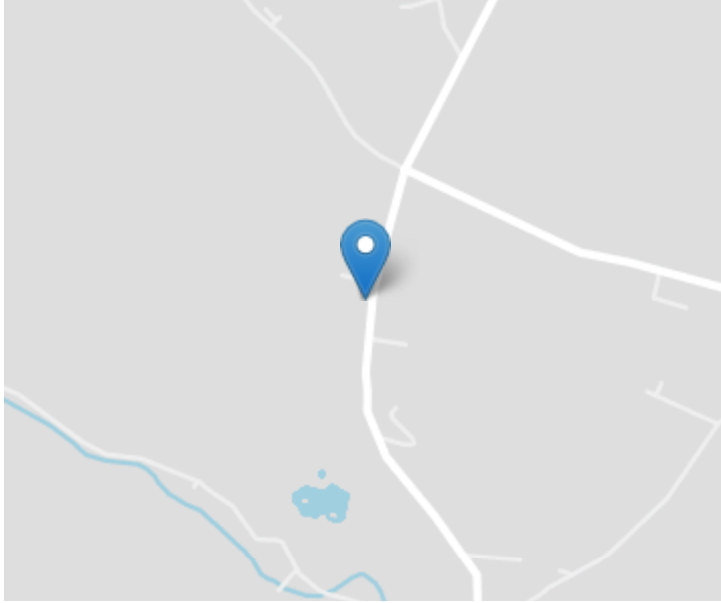
Any risk of coastal erosion? No

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 Synod Inn proceed south on the A487 for approximately 1 mile and after a long stretch you reach a crossroads with a church. Take a right hand turn here signposted Caerwedros and proceed for a further 2 miles until you reach the centre of the village of Caerwedros. Continue along the crossroads passing the village hall on your right hand side onto the next crossroads. Take the left hand turning signposted Llwyndafydd, continue for approximately 500 yards passing a row of bungalows on your right hand side and the property is the last on the right as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(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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