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**RICS**



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*Large 3 Bed Detached Bungalow. Countryside Views. Pontsian Near Llandysul - West Wales.*



**Hafdir, Pontsian, Llandysul, Ceredigion. SA44 4TY.**

**Ref R/2786/RD**

**£179,500**

**\*\*Large 3 Bed detached bungalow\*\*Set within a good sized plot and parking forecourt\*\*Integral Garage\*\*Separate Shed/Workshop\*\*Attractive Countryside Views\*\*Walking distance to village\*\*Has an Agricultural Occupancy Condition - suitable as potential Affordable Home (stc)\*\***

The property is situated on the fringes of the rural village of Pontsian offering a local shop and place of worship. The property lies some 20 minutes drive equi distant from the former Market town of Llandysul with its new primary and secondary school, range of local shops and cafes, petrol station, playing facilities, doctors surgery. The Cardigan Bay coastline is some 15 minutes drive to the West with access to the Blue Flag sandy beaches at New Quay, Llangrannog and Tresaith.

## GENERAL

Please note that the property is subject to an Agricultural Occupancy Restriction.

There is scope to change this into an Affordable Home or Rural Enterprise Occupancy Condition but this would be subject to the necessary planning permission.

## Hallway

with upvc glazed panel door with side panel with radiator, multiple sockets, 2 x airing cupboards.



## Lounge

13' 9" x 17' 4" (4.19m x 5.28m) a large family room with split windows to front and side enjoying countryside views, stone fireplace, radiator, TV point.



## Kitchen

10' 3" x 19' 3" (3.12m x 5.87m) with base and wall units, wood effect worktops, oil Rayburn (de-commissioned), stainless steel sink and drainer with mixer tap, radiator, part tiled walls, TV point, multiple sockets, space for electric cooker, window overlooking rear garden.





### Porch/Utility

housing a Grant oil boiler, with washing machine connection, cupboards to all side and upvc door leading to garden, tiled flooring, part tiled walls.



### Bathroom

10' 2" x 10' 11" (3.10m x 3.33m) panelled bath with shower over, WC, single wash hand basin, vinyl flooring, radiator, rear window, part tiled walls.



### Double Bedroom 1

10' 9" x 10' 8" (3.28m x 3.25m) with window to front, radiator, multiple sockets.

### Double Bedroom 2

10' 9" x 12' 0" (3.28m x 3.66m) with window to front, radiator, fitted wardrobes, multiple sockets.



### Double Bedroom 3

10' 3" x 11' 11" (3.12m x 3.63m) with window to rear, radiator, fitted wardrobes, multiple sockets.



### EXTERNALLY

## To the front



the property is accessed from the adjoining county road over a shared driveway with an incline to the property. To the front of the property is a large tarmac forecourt allowing space for 2+ vehicles for parking.

## To the Side

Side footpaths surrounding the property to a side garden area laid to lawn.





### Garage

19' 8" x 9' 11" (5.99m x 3.02m) Extended patio area which leads to garage with side window, steel up and over door, concrete floor and, to the rear, an elevated lawn area.



### Rear Utility Room

9' 11" x 5' 10" (3.02m x 1.78m) with stainless steel sink, multiple sockets.



### Outbuildings

29' 1" x 17' 1" (8.86m x 5.21m) split into 2 separate units with 2 x steel doors, electric points, window to front and rear.



### Services

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

### Directions

From Pontsian village centre head north on the country road passing the church on the right hand side and Hafdir is

located on the upper level on the right hand side.

