

*A stylish and modern detached bungalow in a sought after cul-de-sac. Llanarth, near New Quay,
West Wales*



Crud Yr Awel, Maes Dafydd, Llanarth, Ceredigion. SA47 0PP.

£259,950

REF: R/3816/LD

*** Unexpectedly re-available *** Motivated Seller *** What a transformation! *** A stylish and modern detached bungalow *** Fully refurbished accommodation - Highly desirable *** 3 double bedrooms *** Brand new high end kitchen and bathroom *** Oil fired central heating, new double glazing and good Broadband connectivity

*** Detached garage and large gravelled driveway *** Patio garden area - Low maintenance *** Peaceful setting with various patio and outdoor dining areas - A South facing suntrap *** Greenhouse and raised beds

*** Select and sought after cul-de-sac *** Popular Coastal Village - 3 miles from New Quay *** Village of Llanarth offers Convenience Store, Petrol Station and Public House *** Viewing recommended to be fully appreciated *** Ready to move into - Absolutely stunning!!



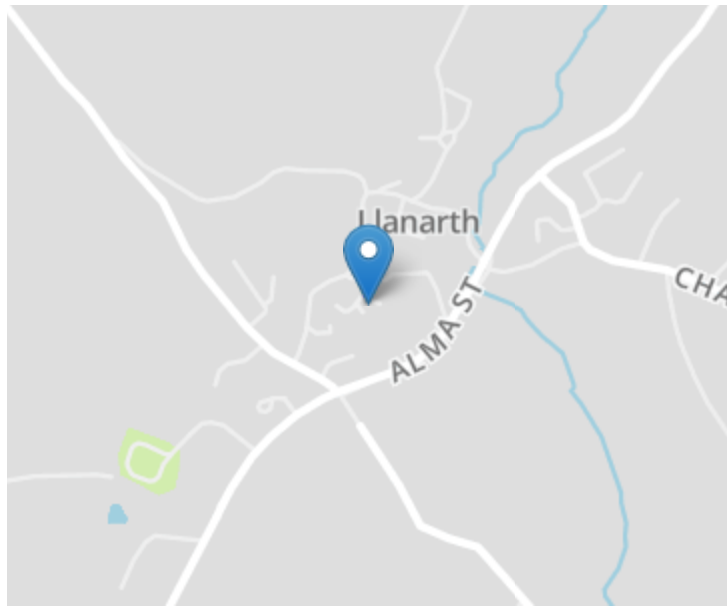
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LOCATION

Located within a convenient and private residential cul-de-sac on the fringes of the Coastal Village of Llanarth which lies alongside the main A487 Coast road. The property is within walking distance to the Village Shop/Post Office, Filling Station, Hotel and Primary School, on the Bus Route being 3 miles from the popular Coastal Resort and Seaside Fishing Village of New Quay, some 4 miles from the Georgian and Harbour Town of Aberaeron with its comprehensive range of shopping and schooling facilities, and within easy reach to the larger Marketing Administrative Centre of Aberystwyth, Cardigan and Lampeter.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this fully refurbished modern 3 double bed roomed detached bungalow enjoying a desirable and sought after position within a select cul-de-sac. The property has undergone complete refurbishment in recent years and now offers stylish accommodation.

Externally it enjoys a South facing garden area, being low maintenance and private, with various patio areas. To the side lies a detached garage and to the front a large gravelled driveway.

The property lies only 3 miles distant from the Harbour Town of New Quay with its fantastic beaches. The property in particular offers the following.

THE ACCOMMODATION

RECESSED FRONT ENTRANCE

Leading to Entrance Hallway.

ENTRANCE HALLWAY



With front entrance door, laminate flooring, radiator, access to a part boarded loft space via a drop down ladder.

LIVING ROOM



13' 7" x 13' 5" (4.14m x 4.09m). With laminate flooring, radiator, telephone and TV. points.

LIVING ROOM (SECOND IMAGE)**KITCHEN/DINER**

23' 6" x 9' 3" (7.16m x 2.82m). A brand new Shaker Kitchen with a range of wall and floor units with Quartz Slabtech work surfaces over, sink and drainer unit, integrated upright fridge and freezer, dishwasher, electric oven, 4 ring ceramic hob with extractor hood over, integrated washing machine, Grant oil fired central heating boiler, UPVC rear entrance door.

KITCHEN (SECOND IMAGE)**DINING AREA**

With double patio doors to the garden area, laminate flooring, radiator.

INNER HALL ('L' SHAPED)

With laminate flooring.

FRONT DOUBLE BEDROOM 1

11' 4" x 9' 9" (3.45m x 2.97m). With radiator, being newly carpeted.

FRONT DOUBLE BEDROOM 2



13' 2" x 11' 8" (4.01m x 3.56m). With radiator, being newly carpeted.

REAR DOUBLE BEDROOM 3



10' 2" x 9' 6" (3.10m x 2.90m). Having a rear aspect over the garden, radiator being newly carpeted.

BATHROOM



6' 4" x 6' 4" (1.93m x 1.93m). A brand new stylish suite comprising of a walk-in shower cubicle with double headed shower, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan, being partly tiled.

EXTERNALLY

DETACHED GARAGE



17' 3" x 9' 3" (5.26m x 2.82m). With an up and over door, power connected and side service door.

GARDEN

A particular feature of this modernised bungalow is its wrap around garden being low maintenance and laid to gravel with various patio and outdoor entertaining areas. A particular feature is its greenhouse and various raised beds. The garden enjoys various access points whilst also being private and pleasant.

GARDEN (SECOND IMAGE)**GARDEN (THIRD IMAGE)****GARDEN (FOURTH IMAGE)****GREENHOUSE****PARKING AND DRIVEWAY**

A large gravelled parking area to the front with easy access to the property and garage.

FRONT OF PROPERTY



FRONT OF PROPERTY (SECOND IMAGE)



AGENT'S COMMENTS

What a transformation. Here is a modern 3 bedroomed detached bungalow in a sought after locality.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX


The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, new UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Directions

From Aberaeron proceed South West on the A487 Coast road to the Village of Llanarth. Drive through the Village and turn right alongside the Llanina Arms Hotel onto the New Quay road. Take the second right after 100 yards alongside the stone built Church Hall onto a quiet lane which leads on towards the Church. You will encounter a right hand bend and just before a left hand bend carry straight on then turn right into Maesdafydd cul-de-sac. As you enter the cul-de-sac take the first left and you will see the property immediately on the right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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'.

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For further information or to arrange a viewing on this beautiful property, contact us:

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