

An appealing 3 bed detached bungalow residence with outstanding coastal views over Cardigan Bay. Sarnau Near Cardigan - West Wales.



Marlais, Sarnau, Cardigan, Ceredigion. SA44 6QT.

£330,000

Ref R/4487/ID

****A most appealing 3 bed detached bungalow residence****Outstanding coastal views over Cardigan Bay****Set in approximately 0.3 Acres of grounds****Recently extended and modernised with feature open plan kitchen/dining room/lounge****20' wide tall windows making the most of the sea views****Range of useful outbuildings****Ample private parking****Double glazing throughout****On a bus route****Only a mile or so from the Cardigan Bay coast at Penbryn Beach******

The accommodation provides Ent Hall, 2 Double Bedrooms, 1 Single Bedroom, Laundry Room, Main Bathroom, Open Plan Lounge/Kitchen/Diner, Cloak Room and Boot Room.

The property is located set back off the main A487 coast road in the popular coastal village of Sarnau. The village of Sarnau is convenient to many popular sandy beaches along this favoured heritage coastline including Penbryn, Llangrannog and Tresaith. The towns of Cardigan, Aberaeron, Aberystwyth and Newcastle Emlyn are all within easy reach. Carmarthen is a 45 minute drive with access to the link road to the M4 motorway.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The bungalow is of brick construction that has been dry lined under a slated roof. The current vendors have invested significantly in the renovation of the property with works including a new feature extension to the rear that houses the open plan kitchen/dining room and lounge and has 20ft wide tall windows making the most of the coastal aspect to the rear.

The property has undergone complete refurbishment over recent years and an early viewing is highly recommended.

THE ACCOMMODATION

Entrance Hall

10' 5" x 9' 3" (3.17m x 2.82m) via pale blue composite door, laminate flooring, central heating radiator, access hatch to loft. Access into 2 storage cupboard units.



Front Bedroom 1



14' 5" x 7' 4" (4.39m x 2.24m) with large double glazed windows to front, central heating radiator.

Front Bedroom 2

13' 0" x 10' 5" (3.96m x 3.17m) a spacious double room with large double glazed window to front, central heating radiator.



Laundry Room/Utility



6' 8" x 6' 3" (2.03m x 1.91m) with fitted base and wall cupboard units, stainless steel bowl sink, automatic washing

machine and tumble dryer (both AAA rated Samsung appliances).

Main Bathroom



10' 5" x 8' 1" (3.17m x 2.46m) a lovely 4 piece white suite comprising of a free standing roll top bath with shower head, enclosed corner shower with rainfall shower head and pull out head, concealed low level flush w.c. Traditional solid oak vanity unit with wash hand basin, central heating radiator, double glazed window to side.

Rear Bedroom 3



13' 0" x 10' 5" (3.96m x 3.17m) with double glazed window to rear overlooking garden, central heating radiator, TV point. Ample space for wardrobes.

Open Plan Lounge/Kitchen/Diner

The property has truly been transformed by the addition this extension with 20ft wide tall windows to rear and velux windows brining in an abundance of natural light.

Providing -

Lounge Area





15' 7" x 9' 6" (4.75m x 2.90m) a cosy room with multi fuel burning stove on a slate hearth with 'Saltfire' stove, media wall with shelving, book shelf, central heating radiator, double glazed window to side, laminate flooring, 5ft doorway leading to

Kitchen/Diner





20' 4" x 18' 6" (6.20m x 5.64m) L shaped with a modern kitchen comprising of a shaker style base and wall cupboard units with compact laminate worktops above, Kenwood electric cooker range with 5 ring gas hob and stainless steel splash back, stainless steel extractor fan, fridge freezer, dishwasher, double glazed window to side, tiled splash back, breakfast bar, laminate flooring, 20ft wide tall windows to rear making the most of the outstanding views over Cardigan Bay, 2 velux windows, spot lights. Door into -

Boot Room



7' 0" x 6' 5" (2.13m x 1.96m) with range of fitted cupboard units and housing a Worcester gas boiler.

Cloak Room



7' 0" x 2' 8" (2.13m x 0.81m) with concealed w.c. vanity unit with inset wash hand basin, extractor fan.

EXTERNALLY

To the Front



The property is set back off the A487 main trunk road with large front driveway laid to gravel with ample private parking for 4-5 cars, front lawned area with mature shrubs. Access path to side leading to the rear.

To the Rear -



The property is set in some 0.3 Acres of grounds mostly laid to lawn with an abundance of mature shrubs, flowers beds and hedgerows also trees including monkey puzzle tree and a palm tree. Flower beds.

Patio area laid to slabs, raised decking area. .

Range of Useful Outbuildings

Including -

Steel Framed Workshop



24' 6" x 9' 2" (7.47m x 2.79m) and 12ft high.

Single Garage

19' 8" x 10' 0" (5.99m x 3.05m) with up and over door of concrete sectional build.

Summer House

9' 1" x 10' 0" (2.77m x 3.05m) of timber construction currently used as a gym being fully insulated.



Views towards the Sea.



MONEY LAUNDERING

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.

TENURE

The property is of Freehold Tenure.

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

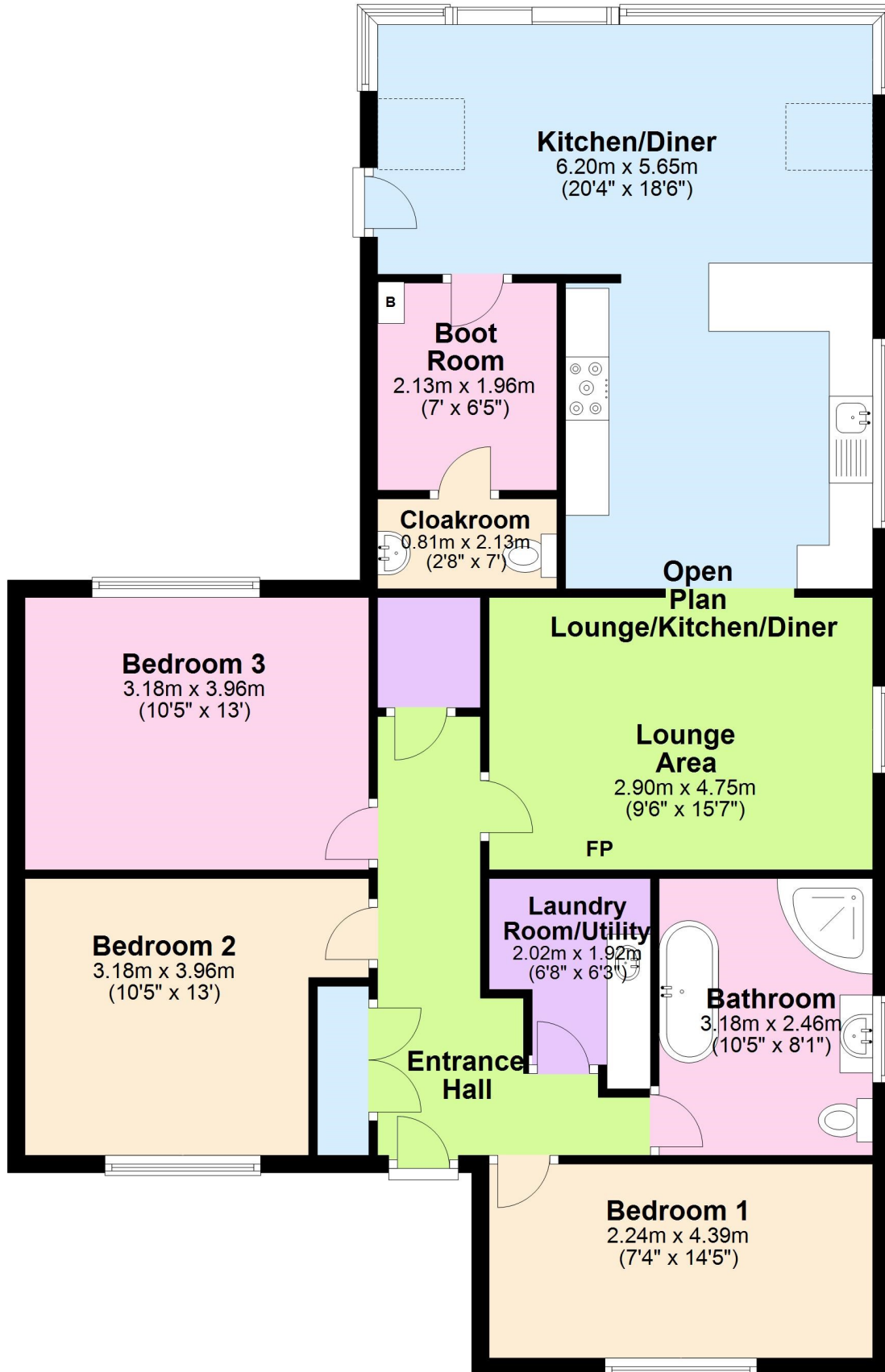
Services

The property benefits from mains water, electricity, private drainage to septic tank. 9pv solar panels. LPG Gas central heating.

Council Tax Band E.

Ground Floor

Approx. 111.9 sq. metres (1204.7 sq. feet)



Total area: approx. 111.9 sq. metres (1204.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Marlais, Sarnau, CARDIGAN

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

Construction Type

Cavity Wall

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

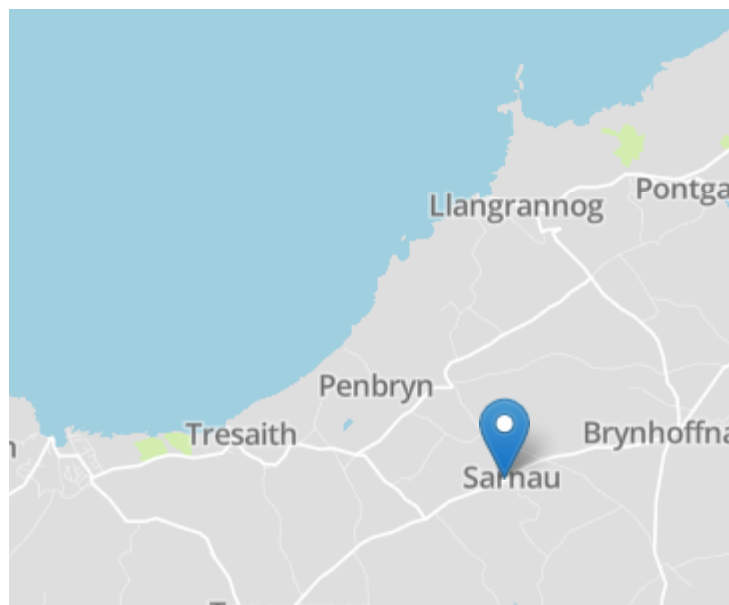
Any risk of coastal erosion? No

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 from Cardigan on the main A487 road towards Aberaeron. The village of Sarnau is the 5th village you will drive through. As you enter the village you will see the Army Surplus supplies Store on the left hand side and the property is located just before the on the left 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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