

Spacious 3 Bedroom Bungalow with countryside views. Nebo. Near Llanon, Cardigan Bay. West Wales.



Golwg Y Mor, Nebo, Llanon, Ceredigion. SY23 5LF.

£289,000

R/3548/RD

**** Spacious 3 Bed Dwelling ** Attractive countryside setting with a wonderful aspect from rear Garden ** 3 Double Bedrooms
** 2 Bathrooms ** Space for 4+ vehicles to park ** Garage converted into Home Office - ideal for home working **
Convenient village location ** Nearby country walks and short drive to the Cardigan Bay coastline at Llanon and Llanrhystud **
A great property well worthy of viewing ****

The property is situated in the rural village of Nebo being on the fringes of Cross Inn with its village shop, public house and children's creche. The coastal villages of Llanrhystyd and Llanon (all within 10 minutes drive) offer local primary schools, village shops and post offices, petrol stations, public houses, good public transport connectivity and access to local beaches.



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Entrance Hallway



22' 4" x 13' 6" (6.81m x 4.11m) access via uPVC glass panel door into 'L' shaped Hallway with double fitted cupboards, radiator, separate airing cupboard, multiple sockets, BT point.

Inner Hallway

Leading to:

Front Bedroom 1



8' 7" x 15' 4" (2.62m x 4.67m) Double Bedroom, dual aspect windows to front and side, heater, multiple sockets.

Shower Room



9' 4" x 4' 2" (2.84m x 1.27m) Enclosed tiled shower unit, WC, single wash hand basin, heated towel rail, side window.

Bathroom



11' 5" x 6' 5" (3.48m x 1.96m) with 5'6" walk-in shower, WC, single wash hand basin, heated towel rail, tile effect vinyl flooring, fully tiled walls, side window.

Front Bedroom 2



10' 4" x 11' 1" (3.15m x 3.38m) Double Bedroom, window to front, fitted wardrobe, heater, multiple sockets.

Front Bedroom 3



11' 2" x 13' 5" (3.40m x 4.09m) Double Bedroom, range of fitted cupboards, dressing table, multiple sockets, heater.

Kitchen



11' 1" x 14' 2" (3.38m x 4.32m) With a range of base and wall units, fitted Hotpoint dishwasher, Bosch double oven and grill, gas cooking hobs with extractor over, Leisure sink and drainer with mixer tap, Formica worktop, rear window with views over the Garden and countryside, spotlights to ceiling, space for dining table, heater, tiled splashback, multiple sockets.

Utility Room



5' 6" x 7' 5" (1.68m x 2.26m) washing machine connection point with external door to Garden and Garage.

WC



WC, single wash hand basin, rear window.

Dining Room



10' 8" x 10' 5" (3.25m x 3.17m) accessed from the Entrance Hallway and has potential to be used as a Playroom/Study with rear window enjoying Garden and countryside views,

multiple sockets, radiator, space for 6+ persons table, connecting glass doors into:

Lounge

16' 3" x 14' 2" (4.95m x 4.32m) (also accessible from the Hallway) feature gas fire with marble hearth and timber surround, oil heater, 7'6" patio door to Garden enjoying countryside views, multiple sockets.



EXTERNALLY

To Front



The property is approached from the adjoining county road into a gravelled forecourt area with space for 4+ vehicles to park and front area laid to lawn with mature shrubs to borders. Side footpaths and gravelled driveway leading to:

Rear Garden

Extending patio from the Lounge, step down into an enhanced patio area with raised beds enjoying a southerly aspect over the adjoining fields towards the countryside and side area laid to lawn.



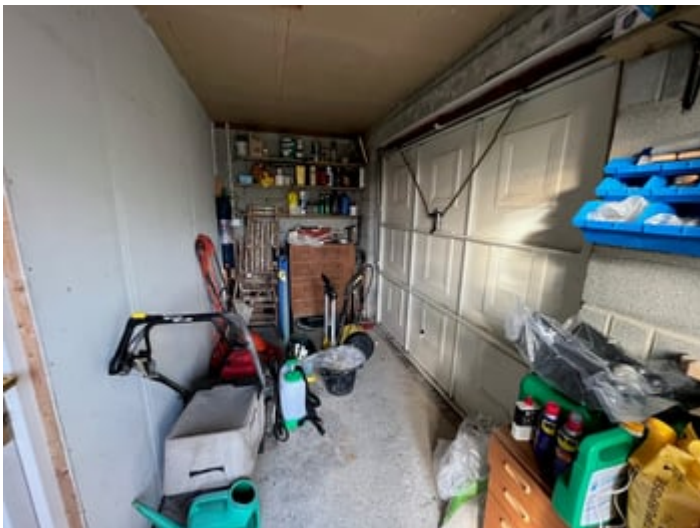


Garage



Split into 2 separate rooms with:

Storage Room 1



14' 5" x 6' 9" (4.39m x 2.06m) with up and over door, side pedestrian door, concrete base, electric socket, connecting door into:

Office



14' 9" x 14' 5" (4.50m x 4.39m) One of the features of the property is this impressive office space with the latest in BT and Wifi internet connection points, multiple sockets, fitted desks, workstations, rear window enjoying countryside views, heater.

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.

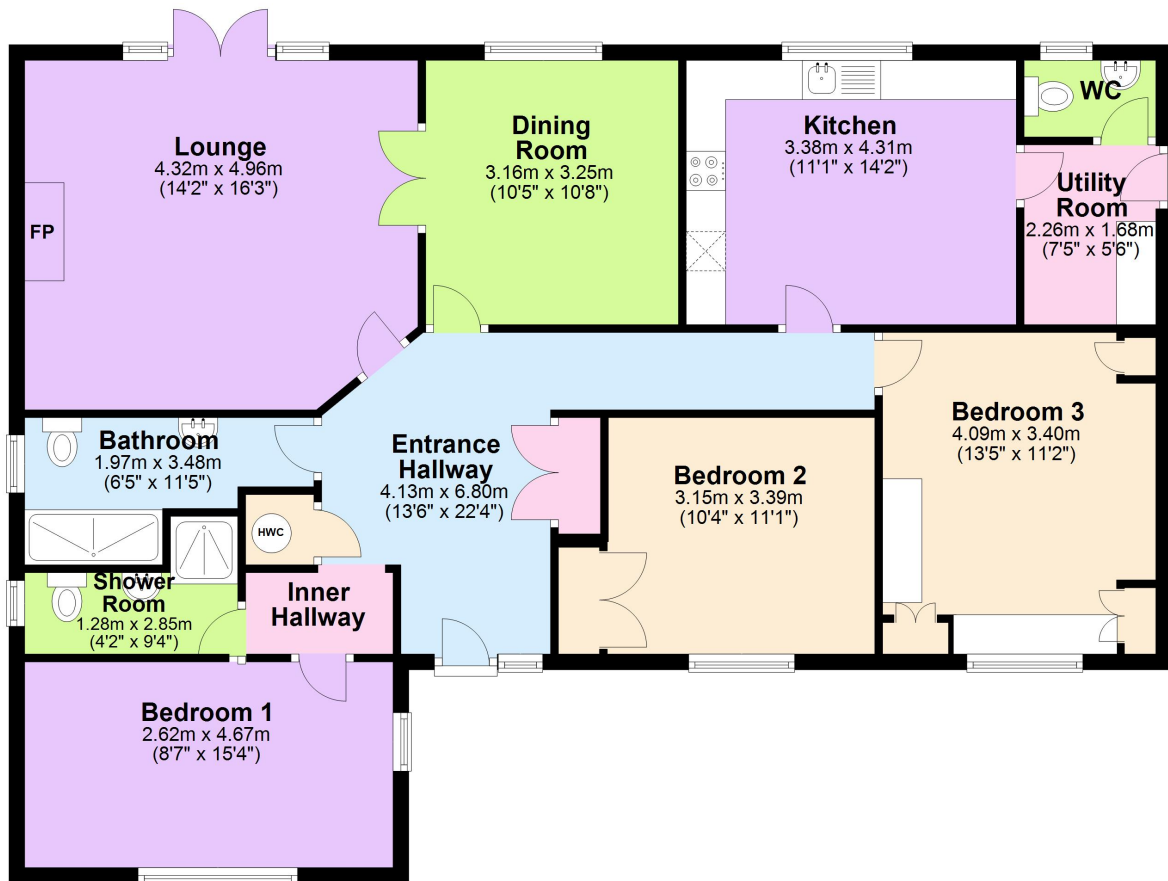
Services

We are advised the property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax Band: E.

Ground Floor

Approx. 120.9 sq. metres (1301.5 sq. feet)



Total area: approx. 120.9 sq. metres (1301.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Golwg Y Mor, Nebo, LLANON



Directions

From Llanrhystud on the A487 proceed east on the B4337 signposted Lampeter. Continue along this road for approximately 3 miles travelling uphill past the entrance to Penrhos Park and you will enter the village of Nebo. As you enter the village and proceed over the bridge and you will notice a chapel on your right hand side, Golwg y Mor is the 4th Bungalow on the right hand side just after the chapel along the B4337.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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