

*A deceptively spacious 3 Bed detached bungalow set in ample garden and grounds. Popular village location. Brongest Near Newcastle Emlyn.*



Hilltop, Brongest, Newcastle Emlyn, Ceredigion. SA38 9ET.

**£315,000**

**Ref R/4055/ID**

**\*\*Immaculately presented 3 bed detached bungalow\*\*Set in generous gardens and grounds\*\*Integral single garage/workshop\*\*Triple glazing and oil fired central heating\*\*Superb views over open countryside\*\*Quiet roadside location\*\*Only a 15 minute drive to the Heritage Cardigan Bay coastline\*\*.**

The property comprises of Ent Porch, Ent Hall, Lounge/Dining Room, Kitchen, 3 Double Bedrooms, Main bathroom and Integral garage.

Delightfully positioned on the edge of the rural community of Brongest with its attractive countryside views being only 3 miles north of the Market town of Newcastle Emlyn, renowned for its unique style shops and cafes, some 8 miles East of the County town and Administrative Centre of Cardigan and some 5 miles inland from the Ceredigion Heritage coastline and sandy beaches at Aberporth and Penbryn. The property is also convenient to a number of other towns including Aberaeron and Carmarthen.



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## THE ACCOMMODATION

### Entrance Porch



4' 9" x 5' 2" (1.45m x 1.57m) via glazed upvc door with side panel, tiled flooring, half glazed hardwood door into -

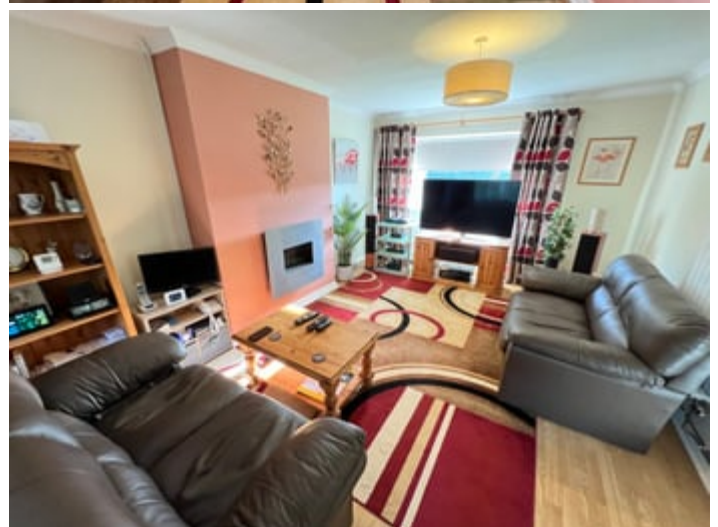
### Reception Hall/Passageway

8' 9" x 22' 2" (2.67m x 6.76m) with laminate flooring. Door into airing cupboard, central heating radiator.

### Lounge/Dining Room

11' 8" x 26' 0" (3.56m x 7.92m) with a Live flame LPG Gas fire, dual aspect window to front and rear, wood effect laminate flooring, modern tall central heating radiator.

The dining area has space for a 6 seater dining table, central heating radiator. Door into -





### Kitchen





14' 6" x 9' 8" (4.42m x 2.95m) with a range of fitted base and wall cupboard units with formica working surfaces above, inset stainless steel drainer sink with mixer tap, Zanussi free standing double oven with 4 ring ceramic hob above, modern extractor hood, plumbing for automatic washing machine, plumbing for dishwasher, tiled flooring, spot lights to ceiling, triple glazed window to rear, glazed external door, space for tall fridge freezer, central heating radiator.

### Front Double Bedroom 1

8' 2" x 11' 4" (2.49m x 3.45m) with triple glazed window to front, telephone point, central heating radiator, laminate flooring.



## Front Double Bedroom 2



11' 4" x 8' 2" (3.45m x 2.49m) with double glazed units to front, laminate flooring, central heating.

## Rear Master Bedroom 3

12' 0" x 12' 9" (3.66m x 3.89m) with triple glazed window to rear with views over open countryside, TV point, laminate flooring, central heating radiator.



## Main Bathroom

9' 7" x 5' 9" (2.92m x 1.75m) a modern 4 piece white suite comprising of a large corner shower with mains shower above, pedestal wash hand basin with hot and cold taps, dual flush WC, paneled bath with hot and cold taps, frosted window to rear, heated towel rail. Shaver point and light. Half tiled walls. Tiled flooring, extractor fan.



## Integral Garage



14' 9" x 9' 2" (4.50m x 2.79m) with electric roller door, oil fired central heating boiler, double electric point with jack extension sockets.

## EXTERNALLY

### To the Rear

A spacious enclosed rear garden mostly laid to lawn with many mature shrubs, trees and hedge rows to boundary. Pathway to both sides of the property. External tap.

Fruit trees including apple, pear, plum and cherry trees. Raised vegetable beds.

Timber garden shed 9'x6'

Summer House 9' x 9' being insulated with glazed doors to front making the most of the views over open countryside.





## To the Front



A large lawned forecourt with concrete driveway with parking for 2-3 cars.

## TENURE

The property is of Freehold Tenure.

## 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.

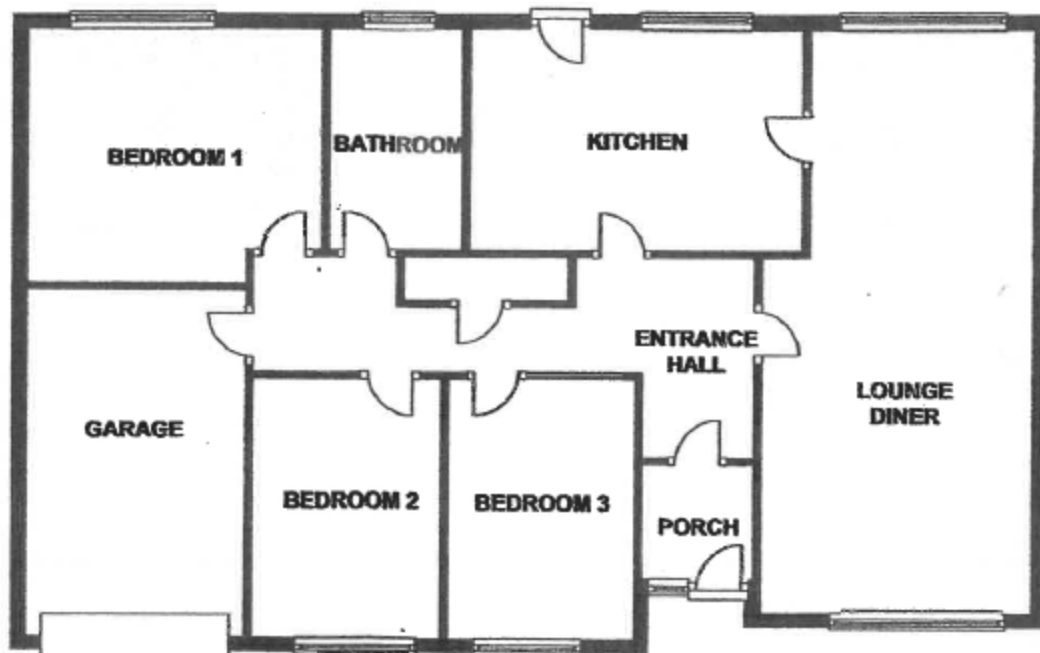
### **Services**

We are advised the property benefits from Mains Water, Electricity and Drainage. Private Drainage to septic tank.

Council Tax Band - E

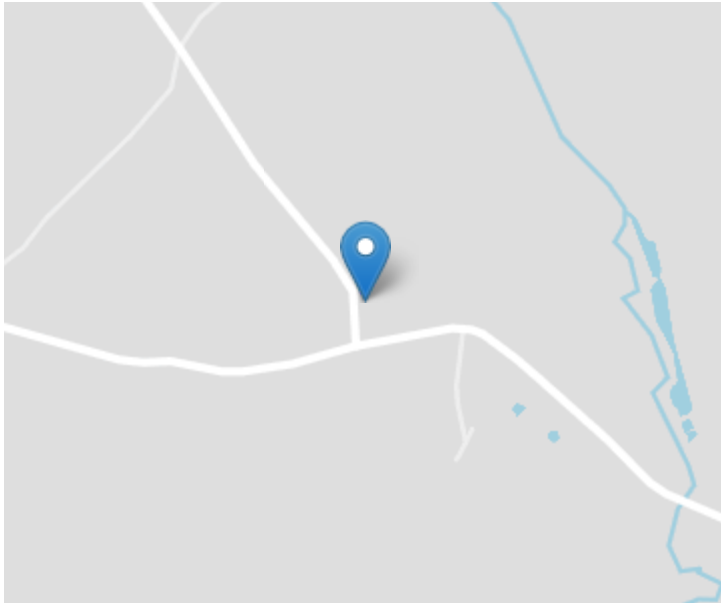


**GROUND FLOOR**  
APPROX. 107.3 SQ. METRES (1154.8 SQ. FEET)



TOTAL AREA: APPROX. 107.3 SQ. METRES (1154.8 SQ. FEET)

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### Directions

Travelling on the A486 road south from New Quay towards Llandysul. At the village of Ffostrasol after passing the village pub on the right hand side, take the next immediate right hand turning onto the B4571 Newcastle Emlyn road. Follow this road to the hamlet of Penrhiwpal when you will come to a fork road. Turn right sign posted Brongest, proceed down this road for ½ a mile and into the centre of the village and continue for approximately another ½ mile, climbing up the hill out of Brongest and you will see the former primary school on the right hand side, take the 1st right hand junction and the property will be the first bungalow on the right hand side.

### Energy Efficiency Rating

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

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

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