

A most attractive 4 bedroom country dwelling set in spacious garden & grounds. Breathtaking views over open countryside and towards the coast. Dihewyd, Nr Aberaeron.



Golygfa, Dihewyd, Nr Aberaeron, Ceredigion. SA48 7PN.

£395,000

R/4356/ID

** Well appointed, detached, 4 bedroom dormer bungalow, set in spacious garden and grounds ** Breathtaking views over open countryside towards the coast at Cardigan Bay ** New fully glazed conservatory ** Detached double garage ** Ample parking space for several cars ** Good quality living accommodation ** Only 20 minute drive from the Cardigan Bay coastline ** Oil fired central heating & uPVC double glazing throughout **

The property comprises of - Entrance Hall, Lounge, Conservatory, Kitchen/Dining Room, Utility Room, Downstairs Double Bedrooms 1 & 2, Shower Room. First Floor - Landing, 2 Double Bedrooms, Shower Room.

The property is situated within the semi-rural village of Dihewyd with its popular community hall. The village is located some 2.5 miles from the larger village of Felinfach (A482) which provides for everyday amenities including shop, Post Office, filling station and stores. Soon to be built area primary school, public house and much more. Dihewyd is only a 15 minute drive from the Georgian harbour town of Aberaeron with its wider range of amenities and a 20 minute drive from the University town of Lampeter.



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

GROUND FLOOR

Entrance Hall



15' 3" x 11' 4" (4.65m x 3.45m) accessed via a uPVC double glazed part glass panelled front entrance door with double glazed side windows, parquet flooring, feature dog-leg staircase with understairs cupboard to half galleried landing, BT point, cloak cupboard, radiator, multiple sockets. Door to -

Lounge

17' 8" x 13' 8" (5.38m x 4.17m) a good sized family room, feature double glazed French doors leading out to the recently installed conservatory, enjoying expansive views over adjacent countryside towards the coast. Double glazed window to the front, feature fireplace housing an oil fired log effect stove with back boiler (providing domestic hot water

and central heating system), set on a tiled hearth with timber mantle, multiple sockets, TV point, 2 x radiators.





Conservatory

11' 3" x 10' 6" (3.43m x 3.20m). A recently installed conservatory with double glazed unit surround, making the most of the superb view over open countryside, blue self-cleaning glass roof, tiled flooring, central heating radiator, patio doors to rear garden.



Kitchen/Dining Room

22' 1" x 11' 10" (6.73m x 3.61m) split into two designated areas. The kitchen area has a range of Cream base and wall units, Shaker style fitted kitchen including glass and open display units, 1 1/2 stainless steel bowl sink and drainer with mixer tap, electric 4 ring ceramic hob, built in Neff eye level electric double oven and grill, extractor hood, Hotpoint dishwasher, Formica work tops extending to the breakfast bar, tiled splash back, central heating radiator. Side door to utility room.

The Dining Area has a double glazed window to rear with expansive views over open countryside and allowing extra natural light into the room, multiple sockets.





Utility Room

10' 10" x 6' 2" (3.30m x 1.88m) with side window, range of base and wall units with Formica work top over, stainless steel bowl sink and drainer, plumbing for washing machine, splash back tiling, laminate tile effect flooring, radiator, multiple sockets. uPVC rear door to -



Side Porch/Boot Room

7' 7" x 7' 6" (2.31m x 2.29m) with half glazed uPVC units, range of fitted cupboard units, tiled flooring.



Bedroom 1

13' 4" x 10' 10" (4.06m x 3.30m) double bedroom with dual aspect windows to front and side, multiple sockets, radiator.





Bedroom 2 / Dining Room / Office

10' 10" x 10' 6" (3.30m x 3.20m) double bedroom, double glazed windows to side, multiple sockets, radiator.



Shower Room

7' 9" x 7' 0" (2.36m x 2.13m) a modern white suite comprising of a walk in shower unit with mains shower above, PVC lined boards, gloss white vanity unit with concealed WC and inset wash hand basin, stainless steel heated towel rail, frosted window to rear.



FIRST FLOOR

Landing

A large open space to half galleried landing area with attractive banisters, Velux style windows to front and rear, rear study area with BT and wifi connections, radiator, access to airing cupboard (including radiator).



Bedroom 3

9' 5" x 10' 6" (2.87m x 3.20m) a double room with double glazed window to side, radiator, multiple sockets, access to

under eave storage spaces.



Shower Room

8' 4" x 7' 9" (2.54m x 2.36m) with 900 base corner shower cubicle with Mira Sport electric shower, wash hand basin, tiled splash back, low level WC, radiator, under eaves storage.



Bedroom 4

11' x 11' 5" (3.35m x 3.48m) a double glazed window with expansive views over open countryside, under eaves storage, multiple sockets, cupboard housing hot water cylinder.



EXTERNALLY

To the Front

The property is accessed via a private gravelled drive from the adjoining country road leading to a gated access through to a gravelled turning and parking area.

Stone patio area and path leads to the front entrance door.



Garden & Grounds

Well maintained lawned gardens and flower borders, trees and shrubs. Allocated to the front and side of the property enjoying far reaching views over the adjacent countryside towards the coast. A curved pathway leads along the front and side of the property adjoining a private paved patio and seating area at the rear.





Timber Garden Shed & Workshop

25' 7" x 7' (7.80m x 2.13m) with concrete floor and polycarbonate roofing.

Oil tank. Outside taps, lighting and electric sockets.

Cedarwood Summer House



Double Garage

18' 8" x 16' 8" (5.69m x 5.08m) max with 2 up and over doors, concrete flooring, work bench, power and lighting connected.



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

Mains water and electricity. Private drainage. uPVC double glazing throughout. Oil central heating.

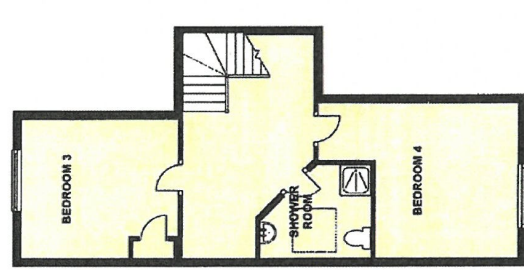
Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)

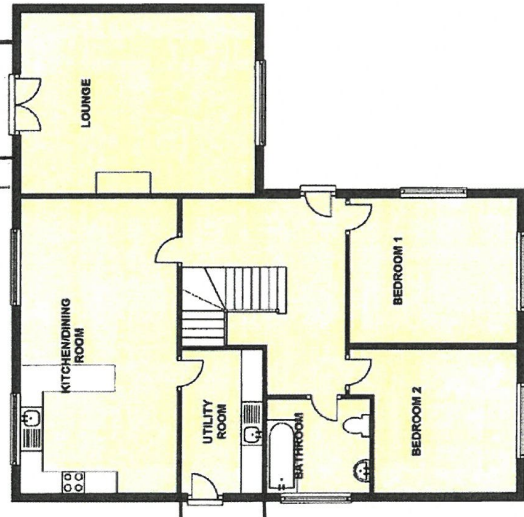
conservatory



FIRST FLOOR



GROUND FLOOR



Bedroom





Directions

From Aberaeron, take the A482 towards Lampeter into the village of Ciliau Aeron. Turn right at the crossroads, proceeding up the hill, passing the school on your right. Carry along this road and upon reaching the next village of Dihewyd (prior to reaching the crossroads) take a right hand turn onto a gravelled drive (signposted Golygfa) behind the first bungalow on the right hand side, proceed along the private gravelled lane and the property will be seen directly in front.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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	

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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