

*3 bedroom bungalow on edge of village location. Penrhynoch. Near Aberystwyth. West Wales.*



**Llys Y Cwm, Garth, Penrhynoch, Aberystwyth, Ceredigion. SY23 3TY.**

**£269,950**

**R/4226/RD**

**\*\* 3 bedroom bungalow \*\* Edge of village location \*\* Elevated position overlooking the adjoining countryside \*\* Private off-road parking \*\* Convenient location \*\* Walking distance of village amenities \*\* Recently installed bathroom \*\* Garage and car port \*\* Walled and gated forecourt \*\* 15 minutes drive of Aberystwyth town centre \*\* 10 minutes drive to Bow Street train station \*\* Ideal family home in a popular village location \*\***

The property is situated within the village of Penrhynoch being on the outskirts of the larger town of Aberystwyth. Penrhynoch offers a good level of local amenities and services including primary school, village shops and post office, petrol station, active football club and leisure facilities, public transport connectivity and nearby countryside walks. The larger town of Aberystwyth offers a regional hospital, university, National Library, Welsh Government and Local Authority offices, retail parks, supermarkets, industrial estates and large scale employment opportunities. It also offers secondary schools and 6th form college.



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## ACCOMMODATION

### Front Entrance Porch



Enclosed uPVC porch with recently installed windows and doors leading into:

### Lounge



17' 2" x 13' 7" (5.23m x 4.14m) a large family living room with dual aspect windows to front and side, feature brick fireplace and surround with electric inset fire, 2 x storage heaters, multiple sockets, TV point, side double airing cupboard housing factory lagged hot water cylinder and electric immersion heater and connecting door into:

### Kitchen/Breakfast Room

12' 5" x 9' 0" (3.78m x 2.74m) with a range of fitted grey base and wall units, window to front, worktop with stainless steel sink and drainer with mixer tap, cooker point, multiple sockets, plumbing for washing machine.





### Inner Hallway

With electric consumer unit, external door to car port and garage.



### Bathroom



Recently installed white bathroom suite with panelled bath and shower over, single wash hand basin, low flush WC, night storage heater and wall mounted electric heater.

### Bedroom 1



10' 4" x 8' 8" (3.15m x 2.64m) double bedroom, window to side, heater, multiple sockets.

### Bedroom 2



double bedroom, window to rear, heater, multiple sockets.

### Bedroom 3



12' 5" x 9' 2" (3.78m x 2.79m) double bedroom, window to rear, heater, multiple sockets.

### EXTERNALLY

#### To Front



The property is approached from the adjoining county road into a walled and gated front entrance drive finished in tarmac with access to:

#### Car Port

With covered access into the main house.





### Garage

15' 9" x 8' 4" (4.80m x 2.54m) with steel up and over door, multiple sockets and lighting.



### To Rear

To the rear is an enclosed garden space bound by the Agricultural fields above.



### 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

The property benefits from mains water, electricity and drainage. Electric central heating system. BT subject to transfer regulations.

Council Tax Band - tbc.

Tenure - Freehold.



### Directions

Travelling through the village of Penrhynoch, proceed past the football club and petrol station on your left hand side and continue along this road until you reach the village hall taking the turning immediately opposite towards Y Garth area of Penrhynoch. Continue along this road to the very end of the bungalows and Llys y Cwm is the last property on the right hand side as identified by Agents for sale board.

### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>82</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>50</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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