

Regulated by:



Since 1989

*Deceptively Spacious Detached 4 Bed (En-Suite) House, Garage and Pleasant Gardens.  
Convenient Village Location. 3 Miles Coast.*



**Cnwc Bach, 7 Maes Dafydd, Llanarth, Ceredigion. SA47 0PP.**

**R/3082/DD**

**£289,000**

**\*\*Nicely proportioned detached 4 bed house\*\*Pleasant south facing garden\*\*Garage\*\*Popular small residential estate\*\*Convenient to all village amenities\*\*Full Central Heating and Double Glazing\*\***

**\*\*HAS TO BE VIEWED INTERNALLY TO APPRECIATE ITS WELL PROPORTIONED ROOMS\*\***

The Accommodation provides Ent Hall, Cloak Room and w.c. Dining Room, French Doors to Fitted Kitchen, Rear Lounge with patio doors to garden. To the First Floor - Master Bedroom with En Suite, 3 Further Bedrooms, Main Bathroom and w.c. Detached Single Garage.

Maes Dafydd is a convenient residential estate within the village community of Llanarth which offers an excellent range of local amenities including shops, post office, primary school, pub/hotel, places of worship, filling station and is on a bus route. Some 3 miles inland from Cardigan Bay at the popular seaside resort of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron. An easy travelling distance of the larger Marketing and Amenity Centres of the area.

## GROUND FLOOR

### Covered Front Entrance

#### Entrance Hall

11' 6" x 7' 2" (3.51m x 2.18m) with upvc double glazed entrance door, new fitted carpet, built in boiler cupboard housing the oil fired central heating combi boiler (replaced in recent years).



#### Cloak Room

With tiled floor. A white suite provides a pedestal wash hand basin, low level flush toilet, wall mirror, central heating radiator.



#### Front Dining Room

13' 4" x 12' 0" (4.06m x 3.66m) with new laminate flooring, feature dado rail, 2 front aspect windows, central heating radiator, 5ft wide French doors lead through to -



#### Rear Kitchen

13' 8" x 10' 0" (4.17m x 3.05m) with new laminate flooring, fitted range of base and wall cupboard units with new worktops, new stainless steel single drainer sink unit with mixer tap, eye level Indesit stainless steel oven and a new Lamona ceramic hob unit, appliance space, plumbing for a

washing machine, part tiled walls, new ceiling spot lighting, rear aspect window.



### Lounge

14' 1" x 13' 8" (4.29m x 4.17m) with new laminate flooring, mock fireplace, central heating radiator (Door from hallway). Feature dado rail. 6ft wide French doors to rear garden.



## FIRST FLOOR

### Central Landing

Approached via staircase from the entrance hall with new fitted carpet.

### Rear Principle Bedroom 1

13' 3" x 13' 0" (4.04m x 3.96m) with new fitted carpet, dado rail, central heating radiator, rear aspect window overlooking garden.



**Front Bedroom 3**



**En Suite Shower Room**



12' 6" x 7' 4" (3.81m x 2.24m) with new fitted carpet, central heating radiator, front aspect window.

**Front Double Bedroom 4**

10' 9" x 7' 6" (3.28m x 2.29m) with new fitted carpet, front aspect window.



Provides shower cubicle, low level flush toilet, pedestal wash hand basin, wall mirror.

**Rear Double Bedroom 2**

13' 0" x 10' 8" (3.96m x 3.25m) with new fitted carpet, rear aspect window, dado rail.



**Bathroom**

7' 9" x 6' 3" (2.36m x 1.91m) plus recessed shower cubicle,

pedestal wash hand basin with mirror, panelled bath, low level flush toilet, tiled floor, front aspect Opaque window.



## EXTERNALLY

### The Grounds

Walled forecourt with pleasant lawned garden area with ornamental trees and bushes. Gravelled front forecourt and side driveway. Double gates leading through to rear garden.



### Single Garage

With up and over door.

### Rear Garden

Patio area and lawned garden area with Aluminium Greenhouse. All in a sunny south facing location.





### **Services**

Mains Electricity, Water and Drainage. Oil Fired Central Heating (Oil fired combi boiler - renewed in recent years).

### **Directions**

From Aberaeron proceed south west on the A487 coast road to the village of Llanarth. Drive through the village then turn right onto the New Quay road alongside the Llanina Arms Hotel and across the road to the primary school. After 100 yards take the second right hand turning alongside the stone built Church Hall onto a quiet district road. Follow the road around to the right then carry straight on. Do not turn left at White cottage and then immediately on the right you will see the entrance to Maes Dafydd. Drive into the estate and you will see the property directly in front identified by the Agents for sale board.