

Regulated by:



**RICS**



Since 1989

*A deceptively spacious detached 4 bed country bungalow with lovely views over open countryside and towards the Preseli mountains. Croeslan, Near Llandysul.*



**Llustwen Croeslan, Llandysul, Ceredigion. SA44 4SL.**

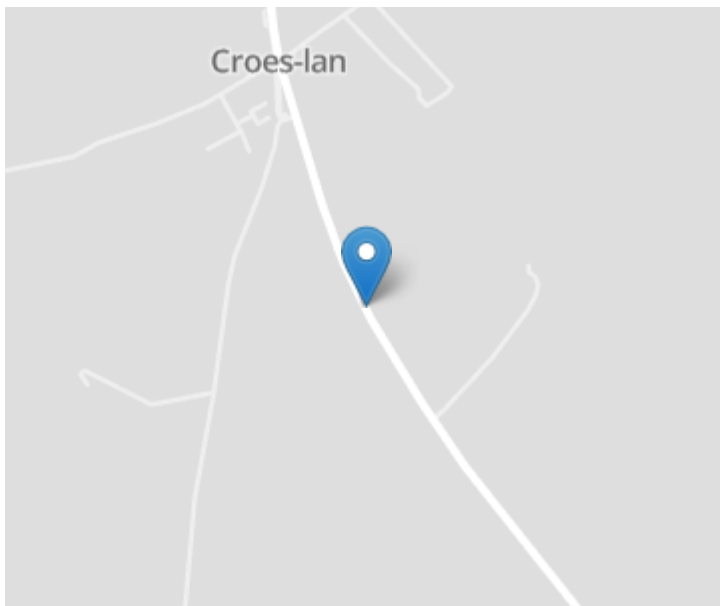
**Ref R/3918/ID - OFFERS IN THE REGION OF**

**£240,000**

**\*\*Deceptively spacious 4 bed detached bungalow set in spacious gardens and grounds\*\*In a Secluded Location with glorious views over open countryside and towards the Preseli mountains\*\*Convenient Village location and only a 5 minute drive from the town of Llandysul\*\*Large detached Garage/Workshop\*\*Ample private parking\*\*Lovely maintained garden and grounds\*\*Oil Fired central heating and double glazing throughout\*\*Non-Standard construction\*\***

The property comprises of Ent Hall, Front Lounge, Kitchen/Dining Room, Utility Room, Laundry Room, Shower Room, 4 Bedrooms.

Conveniently located alongside the main A486 Llandysul-New Quay road in the village community of Croeslan which has a shop and post office. Only some 4 miles North of the Teifi Valley and Market town of Llandysul which offers a comprehensive range of shopping and schooling facilities, 20 minutes drive to Cardigan Bay at the popular coastal resort of New Quay and within an easy reach of the Marketing and Amenity Centres of Newcastle Emlyn, Cardigan and Lampeter. 40 minutes drive to Carmarthen and the link road to the M4 motorway.



### PLEASE NOTE -

The property is of Lillieshall construction under a tiled roof. This may restrict its purchase to non cash purchasers.

### THE ACCOMMODATION

#### Front Vestibule

With glazed double doors into -

#### Entrance Hall

10' 5" x 4' 1" (3.17m x 1.24m) with built in cupboard unit, central heating radiator.



#### Front Lounge

11' 5" x 18' 2" (3.48m x 5.54m) with 12' sliding doors to front, TV point, central heating radiator, wall lights, multiple sockets.



#### Kitchen/Dining Room

13' 2" x 13' 4" (4.01m x 4.06m) with a range of fitted base and wall cupboard units with Formica working surfaces above, electric Beko oven, integrated Kenwood microwave, integral dishwasher, inset 1½ drainer sink with mixer tap, 4 ring gas hob, extractor hood, space for fridge freezer, spot lights to ceiling, central heating radiator, double glazed window to rear with lovely countryside views towards the Preseli mountains.





### Utility Room

13' 0" x 8' 7" (3.96m x 2.62m) with pvc external door, tiled flooring, window to front and side.



### Laundry Room

8' 6" x 9' 7" (2.59m x 2.92m) with fitted cupboard units, stainless steel drainer sink, plumbing for automatic washing machine, external door to rear, central heating radiator.

### Shower Room

6' 2" x 9' 7" (1.88m x 2.92m) a white suite comprising of a walk in shower unit with mains power shower above, shower screen, vanity unit with inset wash hand basin, dual flush w.c. central heating radiator, spot lights to ceiling, extractor fan.



### Front Master Bedroom 1

11' 1" x 11' 6" (3.38m x 3.51m) into bay window with mirrored wardrobe units, cupboard unit, central heating radiator.



### Rear Bedroom 3

8' 6" x 9' 5" (2.59m x 2.87m) with double glazed units to rear, central heating radiator.



### Rear Double Bedroom 2

9' 9" x 10' 0" (2.97m x 3.05m) with central heating radiator, glazed double door out to -



### Double Bedroom 4

17' 3" x 9' 1" (5.26m x 2.77m) into double glazed bay window, central heating radiator, multiple sockets.



### Rear Conservatory

10' 0" x 9' 2" (3.05m x 2.79m) double glazed units with lovely countryside views, artificial grass to floor, double doors out to balcony.





## EXTERNALLY

### To the Front

The property is accessed by a tarmac road and provides a large driveway laid to tarmac with a lovely patio laid to slabs with a large fishpond with water feature, flower beds to boundary and fully enclosed.



### To the Rear

A large landscaped lawned area, raised balcony area, many mature flowers and shrubs to the boundaries and lovely views towards the Preseli mountains.







### Workshop/Garage

21' 0" x 19' 0" (6.40m x 5.79m) of breeze block construction with double door to front, electricity and water connected. Work benches and a Lean to Storage Area.

There is also a small storage area under the house.



### 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.

### TENURE

The property is of Freehold Tenure.

### Services

The property benefits from Mains Electricity, Water and Drainage. Full oil fired central heating.

Council Tax Band E.

### Directions

From the town of Llandysul proceed North on the A486 New Quay road. Drive through the village of Horeb and towards the village of Croeslan. Just before you reach the village you will see a For Sale board on the left hand side. Take the 1st left hand junction and this will take you to the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 