

*Deceptively spacious 3 bed detached bungalow set in spacious gardens and grounds. Popular village of Pennant Near Aberaeron.*



**Yr Aelwyd, Pennant, Llanon, Ceredigion. SY23 5PA.**

**£279,000**

**Ref R/5015/ID**

**\*\*Deceptively spacious 3 bedroom detached bungalow\*\*Set in spacious gardens and grounds\*\*Located in the popular semi rural village of Pennant\*\*Near Aberaeron\*\*Only 3 miles to the coast\*\*upvc double glazing\*\*Integral garage\*\*A PERFECT FAMILY HOME\*\***

The accommodation provides entrance hall, front lounge, kitchen/dining room, conservatory, utility, downstairs w.c. integral garage, 3 double bedrooms and 1 bathroom.

Nicely positioned within the popular community of Pennant which lies only some 3 miles inland from the Cardigan Bay coastline and the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy travelling distance to the university and administration town of Aberystwyth to the north and Lampeter to the east.



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## GENERAL

The property is of traditional construction under a tiled roof. We are advised that the external walls have been insulated internally and the property benefits from double glazing throughout and economy 10 heating system.

The accommodation provides as follows -

### Front Vestibule

Via glazed upvc doors into -

### Reception Hall

via hardwood door with glazed side panels, storage heater. Door into -



### Front Lounge

14' 4" x 13' 6" (4.37m x 4.11m) with fireplace housing a woodburning stove on a slate hearth with reconstructed stone surround with mantle above, large double glazed window to front, wall lights, tv point.



### Kitchen/Dining Room

22' 1" x 12' 4" (6.73m x 3.76m) a sociable room having a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel inset drainer sink, electric oven and grill above, plumbing for automatic dishwasher, 4 ring ceramic hobs with extractor above, double glazed window to rear. Space for 8 seater dining table with patio doors leading through to -



### Inner Lobby

With side exterior door.

### Utility Room

7' 1" x 6' 7" (2.16m x 2.01m) with fitted base units with single drainer sink, plumbing for automatic washing machine.

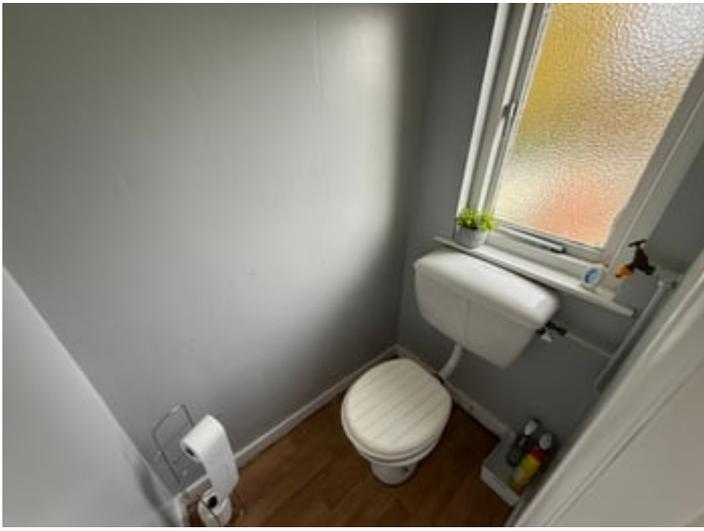
### Conservatory.

10' 3" x 11' 2" (3.12m x 3.40m) of dwarf wall construction with upvc surround, glazed upvc door to rear.



### Cloak Room off

With low level flush w.c. pedestal wash hand basin.



### Inner Hallway

With access to the Loft space. Doors into -

### Front Bedroom 1

11' 0" x 10' 5" (3.35m x 3.17m) with double glazed window to front, electric heater, built in wardrobes.



### Principal Front Bedroom 2

11' 4" x 14' 9" (3.45m x 4.50m) With double glazed window to front with night storage heater.



### Rear Bedroom 3

11' 8" x 11' 7" (3.56m x 3.53m) double glazed window to rear, built in wardrobes, night storage heater.



### Bathroom

A four piece suite comprising of a panelled bath with hot and cold taps above, enclosed shower cubicle with electric shower above, low level flush w.c. vanity unit with inset wash hand basin, storage cupboard, heated towel rail, frosted window to rear. Dimplex wall heater.



## EXTERNALLY

### To the Front

The property is approached via a tarmac driveway with ample private parking for several cars.

Front garden area mostly laid to lawn with pathways to both sides leading to the rear garden.



### Rear Garden

Comprises of a sizeable enclosed rear garden area mostly laid to lawn with patio laid to slabs.

Timber workshop.





## **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.

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

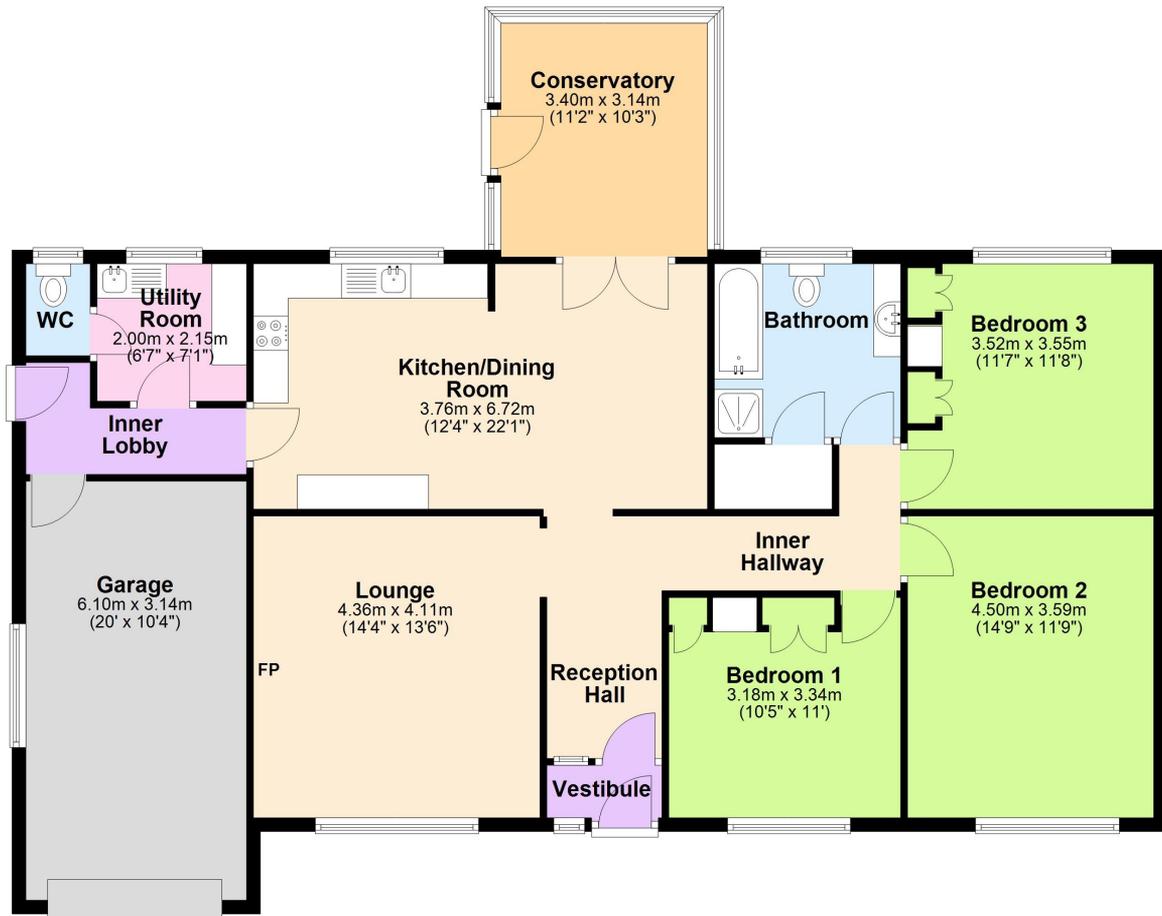
We are informed that the property benefits from mains water, electricity and drainage. Electric heating.

Council Tax Band E - (Ceredigion County Council).

Tenure - Freehold.

### Ground Floor

Approx. 146.6 sq. metres (1578.0 sq. feet)



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

**Yr Aelwyd, Pennant, Llanon**

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (55)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

From Aberaeron take the A487 north towards Aberystwyth. After passing through the village of Aberarth, turn right on the B4577 road towards Tregaron. Continue through the village of Pennant. At the square turn left and the property will be found on the right hand side as identified by the 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>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(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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