

Regulated by:



RICS



Since 1989

Convenient, spacious semi-detached 3 bedroom bungalow with large garden. Pentregat, nr Llangrannog. West Wales.



2 Bro Ffynnon, Pentregat, Llandysul, Ceredigion. SA44 6HN.

R/3811/ID

£205,000

**** Attention First Time Buyers ** 3 bedroom, semi-detached bungalow set in good sized garden and grounds ** Located in the convenient village of Pentregat, being only a 10 minute drive to the coast at Llangrannog ** Private parking for 2-3 cars ** Level walk to bus route ** Well maintained accommodation ** double glazing and oil fired central heating ** Local Occupancy Restriction ****

Property comprises of - entrance hall, kitchen/dining area, large lounge, family bathroom and 3 bedrooms.

Conveniently located, just set off the main A487 coast road and on a bus route, being less than 3 miles from the picturesque, secluded, sandy beaches of Llangrannog. Near to many popular sandy beaches along this favoured coastline and convenient to the towns of Cardigan, Newcastle Emlyn, Aberaeron and the University towns of Lampeter and Aberystwyth.



GENERAL INFORMATION - LOCAL OCCUPANCY RESTRICTION

If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designated region (i.e. Dyfed, if purchased before 01.04.96 and Ceredigion if purchased later). For example, residence or employment within the region for at least 3 years immediately prior to the application, Tai Ceredigion is bound to grant consent. Consent is otherwise discretionary and Tai Ceredigion has resolved to adopt guidelines for offers to the effect that discretionary consent will generally be granted if a purchaser can establish one of the following criteria :

1. Born within the designated area
2. Resided a total of 5 years within the designated area but not immediately prior to application
3. Currently employed within the designated area
4. Intending to move to the area to care for an elderly or infirm relative or friend or if the purchaser is elderly or infirm, to receive care from relatives or friends who are residing in the area.

It follows that consent to a disposal to a purchaser who cannot establish any of these criteria is unlikely to be forthcoming.

Entrance Hall

4' 5" x 18' 4" (1.35m x 5.59m) via a uPVC double glazed door, central heating radiator and picture rail.



Front Double Bedroom 1

11' 2" x 12' 5" (3.40m x 3.78m) with double glazed window to front and central heating radiator.





Double Bedroom 2

11' 0" x 7' 3" (3.35m x 2.21m) with double glazed window to side and central heating radiator.



Rear Bedroom 3

13' 7" x 8' 4" (4.14m x 2.54m) with double glazed window to rear and central heating radiator.



Bathroom

5' 0" x 6' 0" (1.52m x 1.83m) modern white suite comprising of a panelled bath with Triton electric shower above. Shower screen, aquaboard panels, pedestal wash-hand basin, dual flush WC, stainless steel heated towel rail and frosted window to rear.



Kitchen/Dining Room

10' 0" x 11' 1" (3.05m x 3.38m) with range of base and wall cupboard units with Formica work surfaces above. Single stainless steel drainer sink, double glazed window to rear, half glazed exterior door, central heating radiator, plumbing for an automatic washing machine, space for electric cooker and pull out extractor fan.



Large Lounge

14' 5" x 15' 1" (4.39m x 4.60m) with double glazed window to front, central heating radiator, airing cupboard housing the hot water tank and TV point.



Externally

To the front -

Is a tarmac driveway with private parking to 2-3 cars, a level lawn area and side access.





To the rear -

Is a good size level lawned area with mature hedging to boundaries providing privacy.

Outbuildings include an external WC/utility room.

Workshop/Garden Shed.



Services

We are advised that the property benefits from - mains water, electricity and drainage.

Tenure : Freehold

Council Tax Band : B (Ceredigion County Council)

Directions

From Aberaeron, proceed south west on the main A487 coast road for some 10 miles to the village of Pentregat and at the cross roads turn left. The property can be found 200 yards on the left identified by the Agents 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(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	