

*An Affordable 3 bedroom detached bungalow set in spacious garden and grounds in popular residential estate. Llanarth, Nr New Quay, West Wales.*



**13A Allt-Y-Bryn, Llanarth, Ceredigion. SA47 0NA.**

**£196,000**

**R/5049/RD**

**\*\* Brand New Affordable Home \*\*** Immaculately presented and well appointed 3 Bed (En Suite) detached bungalow **\*\* Set in generous garden and grounds \*\*** Located on a popular residential cul-de-sac **\*\* Convenient edge of village location \*\*** Walking distance to village amenities **\*\* Only a 10 minutes drive from the renowned Cardigan Bay coastline at New Quay and Cei Bach \*\*** Double glazing throughout **\*\* Air Source heating \*\***

The property comprises of - Ent hall, lounge, kitchen / dining room, 3 double bedrooms, main bathroom.

Located within the village community of Llanarth which lies alongside the main A487 coast road and the village offers an excellent range of local amenities including shops, post office, primary school, pub/hotel, filling station, places of worship and is on a bus route. Only some 3 miles inland from the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron.



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## PLEASE NOTE: AFFORDABLE HOUSING GUIDELINES

The occupation of these properties are subject to Ceredigion County Council Affordable Housing Guidelines. Should you require a copy of the guidelines please do not hesitate to contact us.

Purchasers must qualify with Ceredigion County Council's affordable home policies. Guidance can be found here: <https://www.ceredigion.gov.uk/resident/planning-buildingcontrol-and-sustainable-drainage-body-sab/planningbuilding-control/affordable-housing-scheme-discount-forsale-properties/>

## THE ACCOMMODATION

### Entrance Hallway

"T" shaped and accessed via glass panel uPVC door into a light and inviting hallway with access to loft, airing cupboard off.



### Front Bedroom 1

9' 5" x 8' 8" (2.87m x 2.64m) Double bedroom, window to front, multiple sockets.



### Bathroom

8' 6" x 6' 7" (2.59m x 2.01m) Proposed to provide 'P' shaped panel bath with shower over, single wash hand basin, WC, heated towel rail, window to front.





### Front Bedroom 2

12' 8" x 10' 4" (3.86m x 3.15m) double bedroom, window to side, multiple sockets.



### Rear Bedroom 3

8' 6" x 13' 7" (2.59m x 4.14m) double bedroom, window to side, multiple sockets.



### Kitchen

8' 8" x 17' 3" (2.64m x 5.26m) Proposed to provide a range of base and wall units with fitted appliances including oven and grill, hobs with extractor over, stainless steel sink and drainer with mixer tap, rear window and door to rear garden area, space for dining table, multiple sockets, spotlights to ceiling.







## Lounge



12' 6" x 21' 4" (3.81m x 6.50m) accessed from the kitchen into a large family living room with window and patio doors to side garden, multiple sockets, spotlights to ceiling.

## EXTERNALLY

### To Front

The property is approached from the adjoining estate road into a driveway with space for 3 vehicles to park and continuing footpath through to;



Side Garden Area



Predominantly laid to lawn with 6' panel fencing to borders providing privacy.

## TENURE

The property is believed to be Freehold.

## 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](https://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 advised the property benefits from mains water, electricity and drainage. Air source central heating.

Council tax band - D (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

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

**Flooding Sources:**

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

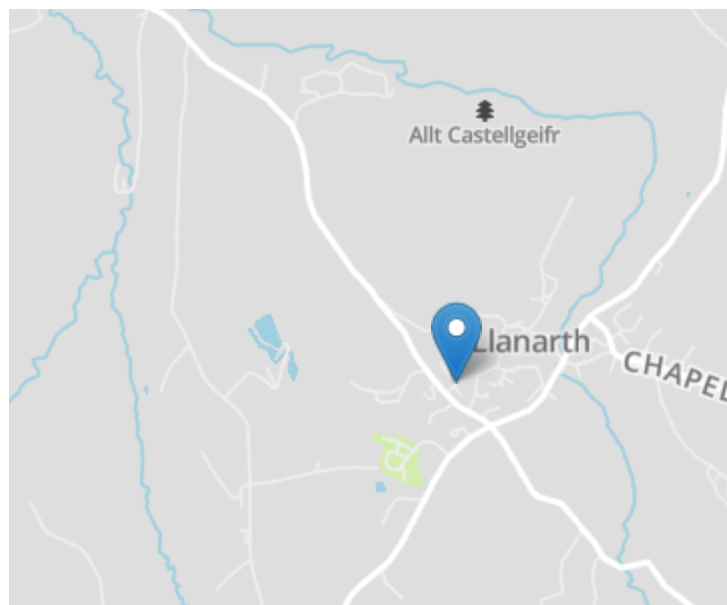
**Any risk of coastal erosion?** No

**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 travelling south along the A487 proceed through the villages of Ffosyffin and Llwynycelyn and then enter the village of Llanarth. Continue through the village, down the dip, proceeding up the hill and take the first right sign posted New Quay adjacent to the Llanina Arms. Continue along this road taking the 3rd exit into Allt y Bryn. Continue into Allt y Bryn, and the property can be found as the first bungalow on your right hand side as identified by the agents 'for sale' board.

For further information or  
to arrange a viewing on this  
property please contact :

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