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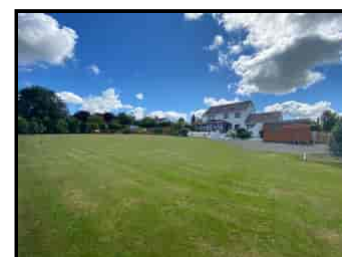


RICS



Since 1989

*Outstanding 4/5 Bed Detached Dwelling. Near Llandysul/Newcastle Emlyn. 15 Minutes Coast.
West Wales.*



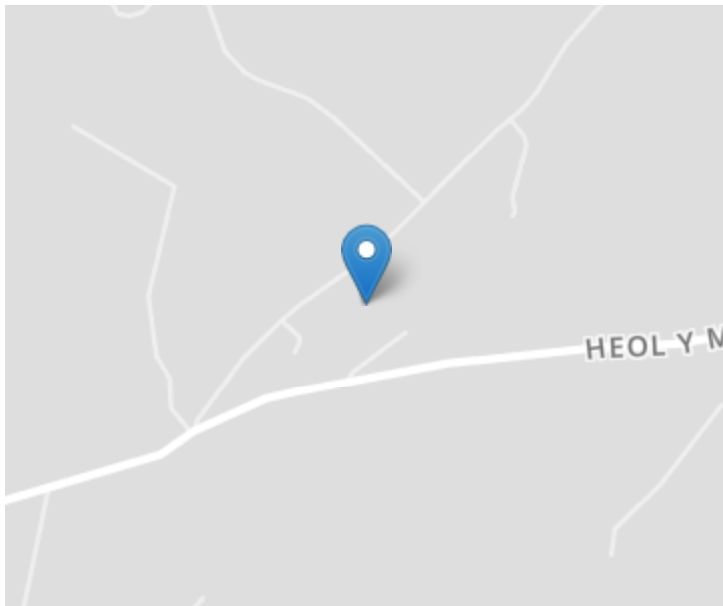
Efailwen Penrhiwllan, Llandysul, Ceredigion. SA44 5NT.

Ref R/3802/RD

£499,950

****Outstanding country Residence ! ** Impressive spaces! ** A class above the rest! ** Versatile and spacious ** Perfect for the family ** Quality build and superbly appointed ** 4 Beds (En suite) ** Double glazing and central heating ** Attached Garage (conversion potential) ** Superb conservatory ** Extensive gardens ** Useful workshop ** Must be viewed ****

Located in semi rural surroundings, near to the quiet village community of Penrhiwllan, set back off a district road which leads from the village of Penrhiwllan to Croeslan. A few minutes drive from the Teifi valley town of Llandysul with its comprehensive range of shopping and schooling facilities and less than a ¼ of an hours drive from Newcastle Emlyn. An easy reach of Cardigan and less than ½ an hours drive from many popular sandy beaches along the favoured West West Ceredigion Heritage coastline. OS Grid Ref. 372/423.



GENERAL

Efailwen is a substantial detached property of traditional construction under a slated roof with elevations roughcast rendered with a feature stone plinth all round. Benefits hardwood effect upvc double glazing and internally there are hardwood panelled doors to all rooms. Benefits oil fired central heating which is zoned to reduce running costs. The property is fitted to a good standard throughout, nicely decorated and ready for immediate occupation.

The accommodation provides as follows -

GROUND FLOOR

Front Porch

In upvc double glazing with tiled floor, hardwood entrance door with stained glass side panels through to -



Reception Hall

13' 10" x 9' 3" (4.22m x 2.82m) with laminate flooring and central heating radiator,



Front Office/Study

9' 10" x 8' 9" (3.00m x 2.67m) with central heating radiator, window to front.



Lounge/Dining Room

27' 10" x 15' 3" (8.48m x 4.65m) - a light and spacious family living room having a fireplace housing an LPG gas Realflame fire with an attractive marble surround and hearth, (vendor advises that the chimney is lined for a log burner), 2 central heating radiators. French doors lead out to -





Kitchen/Breakfast Room

18' 5" x 17' 4" (5.61m x 5.28m) (max.) with a tiled floor. The Kitchen Area is fitted with an excellent range of modern base and wall cupboard units with formica working surfaces and matching fitted cupboards, some with glazed doors, a corner positioned stainless steel 1 1/2 double drainer sink unit with mixer taps, integrated Neff dish washer and fridge, Smeg stainless steel cooking range with LPG gas hobs with stainless steel extractor hood over and with electric ovens, under cupboard concealed lighting, partly tiled walls, double panel radiator

Rear Conservatory/Sun Room

24' 7" x 13' (7.49m x 3.96m) overall with a tiled floor with under floor heating, all in upvc double glazing, 2 ceiling light/ fans, 2 sets of French doors to garden (the conservatory is also accessed from the Kitchen/Breakfast Room)





Utility Room

14' 4" x 7' 10" (4.37m x 2.39m) with a tiled floor, rear exterior door, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, base and wall cupboards with formica working surfaces, appliance space with plumbing for automatic washing machine, Trianco oil fired central heating boiler, central heating radiator



Cloak Room

with tiled floor, half tiled walls, low level flush toilet, pedestal wash hand basin, central heating radiator and vertical blinds to window

Attached Garage

18' 7" x 13' 5" (5.66m x 4.09m) with a quarry tiled floor, automatic roll over door, access to loft.

The garage has excellent potential for conversion to either enlarge the accommodation or as a self contained unit - subject to obtaining the necessary consents

FIRST FLOOR

Central Galliered Landing

17' 9" x 9' 3" (5.41m x 2.82m) overall. Approached via a hardwood staircase from the Entrance Hall with central heating radiator, large built in airing cupboard and other built in cupboard. Access to a large boarded loft for storage





Rear Master Bedroom 1

15' 4" x 13' 9" (4.67m x 4.19m) with double panel radiator, window overlooking garden with far reaching rural views



En suite Shower Room

with half tiled walls, vanity unit with double cupboards under, large shower cubicle with a Mira shower unit, shaver point, low level flush toilet, heated towel rail



Luxury Bathroom

13' 7" x 10' (4.14m x 3.05m) with fully tiled walls, a Jacuzzi bath with tiled side panels, corner shower cubicle with Mira shower, his n' hers vanity unit with cupboards under and large mirror over, low level flush toilet and bidet, shaver point, heated towel rail





Front Double Bedroom 2

13' 9" x 9' 4" (4.19m x 2.84m) plus 6' x 5'2" L-shaped with central heating radiator



Front Bedroom 3

13' 7" x 8' 9" (4.14m x 2.67m) with central heating radiator



Rear Bedroom 4

8' x 7' 11" (2.44m x 2.41m) with central heating radiator



EXTERNALLY

To Front

Lawned forecourt with roadside hedge boundary to give privacy and with mature fruit trees. To the side a vehicle entrance with stone pillars to each side leads to a large parking area for 4/5 vehicles.



Garden

To the rear is an attractive slate paved patio area.



• Stone steps with pillar lights each side leading down to an extensive level lawned garden bordering open fields with lovely views. The property has an abundance of shrubs, flower borders and ornamental trees, garden area and aluminium Greenhouse.

Cedarwood Workshop/Garden Store

with power connected and with double doors.

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To the Side -

To the side of the house is a brick paved area with pergola and cedarwood Garden Shed.





Services

Mains electricity and water. Drainage. Oil fired central heating. Telephone subject to transfer regulations. Broadband area.

Tenure : Freehold

Directions

Travelling on the main A475 road from Newcastle Emlyn east towards Lampeter, when you reach the village of Penrhiwllan, drive through the village and take the fork left hand turning just opposite the Daffodil Public House and Restaurant. Proceed up this road towards Croeslan for some 200 yards or so and you will see the property on the left hand side 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		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 