A highly desirable detached bungalow residence contained within its own extensive gardens and grounds. Near Newcastle Emlyn -West Wales.

Dolydd, Waungilwen, Velindre, Llandysul, Carmarthenshire. SA44 5YG.

A/5061(r)/DD

£395,000

A most attractive individual detached bungalow Set in lovely mature gardens and grounds**Rural village location** Convenient to amenities **Close to Newcastle Emlyn in the Teifi Valley - West Wales**

A substantial 3 Bed Bungalow residence. Lovely Gardens and Grounds. Garage. Large outbuildings/Workshop (800 square feet).

The small rural village of Waungilwen is on a bus route less than a mile from the village of Drefach Velindre which offers an excellent range of amenities including shops, post office, primary school, pubs, places of worship etc. Less than 3 miles from the Teifi Valley market town of Newcastle Emlyn with its comprehensive range of shopping and schooling facilities. Convenient to Llandysul and Cardigan and less than ½hour drive from Carmarthen and the link road to the M4 motorway.

GENERAL

The offering of Dolydd on the market provides prospective purchasers with an opportunity of either acquiring a nicely positioned detached bungalow within its own extensive and nicely laid out garden and grounds. Has the added advantage of a substantial garage/workshop.

The Bungalow Residence which is approached via its own independent driveway, is built of traditional construction under a tiled roof and provides more particularly as follows:

THE ACCOMMODATION

Reception Hall

15' 7" x 6' 2" (4.75m x 1.88m) with oak flooring, uPVC double glazed entrance door with matching side glazed panel, central heating radiator.
French doors lead through to:

Lounge

21' 0" x 20' 0" (6.40m x 6.10m) with front and side aspect windows, a stone feature fireplace, 2 central heating radiators.

Rear Kitchen/Breakfast Room

16' 8" x 13' 2" (5.08m x 4.01m) fitted with a wide range of base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, a Caple oven cooking range with stainless steel cooker hood, central heating radiator, 2 rear aspect windows.

Utility Room

10' 8" x 9' 9" (3.25m x 2.97m) with appliance space and plumbing for automatic washing machine, Worcester oil fired central heating boiler. Built in airing cupboard. Rear exterior door.

Separate WC

with low level flush toilet and wash hand basin.

Inner Hallway

17' in length with solid oak flooring, central heating radiator, walk in cloak cupboard which also gives access to Loft.

Bathroom

13' 2" x 8' 5" (4.01m x 2.57m) newly totally refurbished - with tiled floor, fully tiled walls. A white suite provides a panelled bath, vanity unit with inset wash hand basin and mirror over, large shower cubicle. Low level flush toilet, heated towel rail, rear opaque window.

Front Double Bedroom 1

12' 7" x 10' 7" (3.84m x 3.23m) with front aspect window, central heating radiator.

Front Double Bedroom 2

12' 8" x 12' 3" (3.86m x 3.73m) with front aspect window, central heating radiator.

Rear Double Bedroom 3

13' 3" x 10' 8" (4.04m x 3.25m) with rear aspect window, central heating radiator.

EXTERNALLY

To the Front

Front driveway with parking leads to forecourt and to a -

Side Attached Single Garage

With front up and over door, rear exterior door and access to cellar space which runs the whole length of the bungalow with limited headroom.

Outbuilding

Side drive gives access to a newly constructed substantial very useful and diverse outbuilding, currently utilised as a workshop and measures some 40m x 20m (3 metres high) being of steel frame construction with insulated internal walls, 3 meter wide electric roller shutter door.

The Grounds

The grounds are a particular feature of the property and are very extensive, probably an Acre or thereabouts providing, immediately to the rear of the bungalow gravelled grounds and paved patios and sitting out areas, raised flower beds also raised vegetable beds to one side.

Cedar Wood Summerhouse

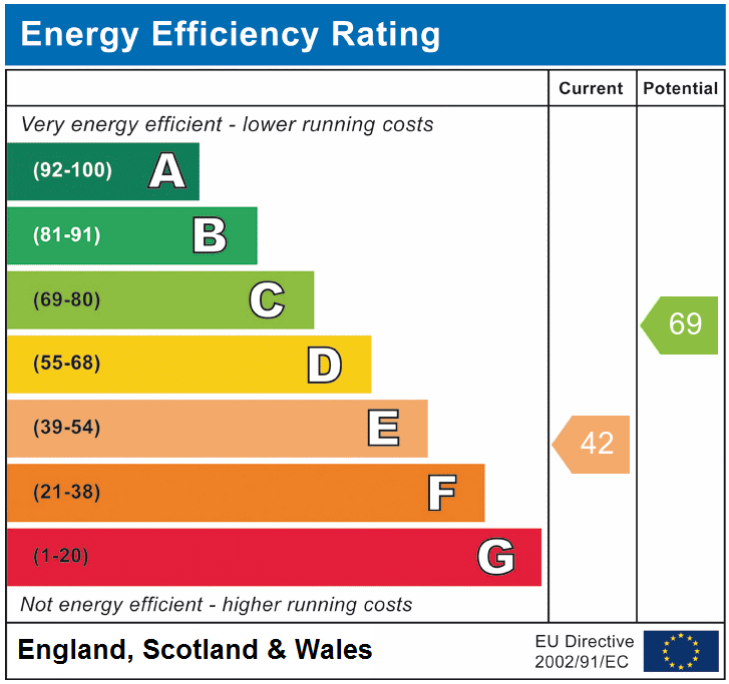
At the far end is a cedar wood summerhouse with electricity connected and beyond grassed areas contained with post and rail fencing.

TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains electricity. Mains water (separately connected to the land and residence). Private drainage. Oil fired central heating.

Directions

From the town of Newcastle Emlyn south of the river Teifi proceed East out of the town on the A484 Carmarthen road. After some 2 miles you will come to the hamlet of Pentrecagal. As you drive through Pentrecagal the road veers left but you will see a right hand turning signposted Drefach Velindre. Proceed down this road until you get to the village of Waungilwen. As you drive through the village you will see a bus stop on the right hand side and the entrance to this property is more or less directly opposite.