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*Detached Bungalow set in 1.5 Acres (Divided into paddocks). Cardigan Bay Coastal Region. 3 Miles Sea.*



**Pemberley, Sarnau, Ceredigion. SA44 6QS.**

**Ref A/4816/DD**

**£349,950**

**\*\*1.5 Acre working smallholding\*\*Detached 3 or up 5 Bed Bungalow\*\*Triple and Double Glazing\*\*Full Central Heating\*\*Caravan for overflow accommodation\*\*Field Shelter\*\*Poultry Sheds etc\*\*Three level paddocks\*\*Ideal lifestyle change\*\*First Floor Accommodation could be adapted for use as separate living or home office\*\***

The accommodation provides - Ent Hall, 23' Lounge/Dining Room, patio doors to Rear Porch. Inner Hallway. Bathroom with shower and wc. Kitchen, 3 Downstairs Double Bedrooms. Staircase to 37' long Loft Room with velux windows.

Conveniently positioned, set back off the main A487 coast road within the village community of Sarnau which lies only some 3 miles inland from Cardigan Bay close to the picturesque seaside villages of Aberporth, Tresaith, Penbryn and Llangrannog. A 15 minute drive from Cardigan town with its comprehensive range of shopping and schooling facilities and an easy reach of other Marketing and Amenity Centres of the area. OS Grid Ref 312/510.

## GENERAL

A deceptively spacious detached bungalow which has in recent times been the subject of upgrading work to maximise insulation, adaptations to create a good loft space, installation of triple glazing to the front elevations, double glazing to the rear, some work is outstanding by way of cosmetic upgrading but the property provides very spacious family proportioned accommodation with the option of reconfiguration to multi generational use.

The accommodation offers -

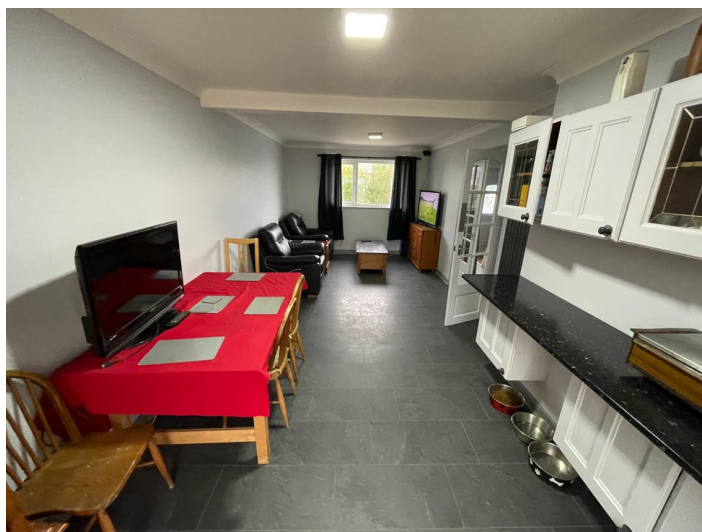
### Entrance Hall

12' 1" x 6' 7" (3.68m x 2.01m) with laminate tiled flooring.



### Lounge/Dining Room

23' 0" x 10' 1" (7.01m x 3.07m) overall with laminate tiled floor, breakfast bar with formica worktops, fitted wall cupboards, front aspect window, patio doors to rear porch.



### Inner Hallway

13' long

### Bathroom

10' 7" x 6' 6" (3.23m x 1.98m) with a White suite provides a panelled bath with shower over and shower screen, pedestal wash hand basin with wall mirror, low level flush toilet, heated towel rail.



### Kitchen

10' 6" x 10' 1" (3.20m x 3.07m) with laminate tiled floor, 1½

bowl single drainer sink unit with mixer taps, appliance space with plumbing for a washing machine, a dual fuel 'Flavel' cooking range with stainless steel cooker hood over with stainless steel splash back, rear exterior door.



### Front Bedroom 1

9' 1" x 8' 7" (2.77m x 2.62m) with laminate tiled floor, front aspect window, vertical radiator.



### Front Double Bedroom 2

10' 8" x 8' 6" (3.25m x 2.59m) into wardrobe recess. Front

aspect window, vertical radiator, laminate tiled floor.



### Rear Bedroom 3

10' 9" x 10' 6" (3.28m x 3.20m) into wardrobe recess, laminate tiled floor, vertical radiator, patio door to rear.



### FIRST FLOOR / LOFT

Approached via a staircase from the entrance hall.

The loft space is currently open plan measures 37' x 12'5" max overall with velux windows. Would provide, ideally 2

further bedrooms and a bathroom or self contained unit. (We are advised that plumbing provision is in place to allow for a bathroom if required).



## EXTERNALLY

### To The Front

Front forecourt with hedge on boundary to give privacy. Ample turning and parking space for several vehicles. Side driveway leading to -



### The Rear

With an useful range of outbuildings which includes - 2 Cedarwood stables and one housing a Hot Tub.

Small Animal Nursery.



### 8 Berth Caravan

With services connected - used for overflow accommodation.

### The Land

Beyond is a field which is fenced off into 3 paddocks with useful outbuildings, Cedarwood field shelter, poultry sheds. Duck pond and duck house. Also a second caravan.

From the far end of the land there is a view towards the sea.

There is a public footpath which skirts the northern boundary of the property.

### Services

Mains Electricity and Water. Private Drainage to septic tank. LPG Gas fired central heating.

## Directions

Travelling on the main A487 coast road West from Aberaeron towards Cardigan proceed to the village of Sarnau. Drive through the village of Sarnau until you will see a retail shop selling outdoor wear and a small cafe on the right hand side, this will then be the second property thereafter on the right identified by the Agents for sale board.

