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RICS



Since 1989

Deceptively large and immaculately presented 3-4 Bed Bungalow set in generous garden and grounds with Annexe. Pennant Near Aberaeron.



Crudyrwel, Pennant, Nr.Aberaeron, Ceredigion. SY23 5PB.

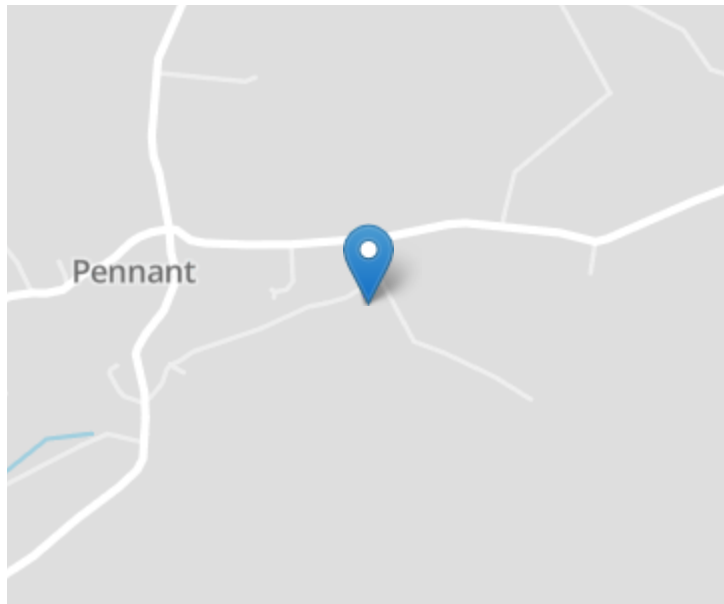
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£420,000

****Immaculately presented 3-4 Bed Detached Bungalow**Deceptively spacious accommodation**Set in generous gardens and grounds**Offering 1 bed annexe/overflow accommodation**Glorious views over open countryside**Perfect family home**Multi Generational Living/Potential Home with an income**Private Parking**Located off a quiet lane**Central Heating and Double Glazing throughout****

The Accommodation provides Ent Hall, Cloak Room, Utility Room, Garden Room, Large Lounge, Kitchen/Dining Room, Shower Room, 3 Double Bedrooms and 1 Single Bedroom.

The property is situated on the fringes of the village of Pennant being a 10 minute drive from the Cardigan Bay coastline at Aberaeron. Pennant enjoys an active community centre with nearby facilities in Cross Inn including village shop, public house and creche. The Georgian Harbour town of Aberaeron is some 4 miles away with its comprehensive range of local amenities and services including primary and secondary schools, community Health Centre, traditional High Street offerings, local cafes, bars, restaurants. The larger University Centres of Aberystwyth and Lampeter are within a 30 minutes drive of the property.



THE ACCOMMODATION

Entrance Hall

5' 3" x 11' 5" (1.60m x 3.48m) with stained glass upvc door, central heating radiator, door into cupboard. Door into -



Cloak Room

3' 6" x 6' 0" (1.07m x 1.83m) having a white suite with corner sink unit, dual flush w.c. tiled flooring, frosted window to side, extractor fan.



Utility Room

10' 9" x 9' 3" (3.28m x 2.82m) with range of base and wall cupboard units, Formica working surfaces, plumbing for automatic washing machine, Trianco oil fired boiler, hatch to boiler. Half glazed door into -

Garden Room

11' 6" x 9' 9" (3.51m x 2.97m) of timber construction with perspex roof and wall, electricity connected.

Spacious Lounge

22' 5" x 15' 6" (6.83m x 4.72m) a perfect family lounge with floor to ceiling windows with countryside views, patio doors to rear patio, wood effect tiled flooring, under floor heating, spot lights to ceiling, multiple sockets and TV point, double glazed doors into -





Kitchen/Breakfast Room

16' 6" x 13' 4" (5.03m x 4.06m) with a modern range of Ferraro Oak base and wall cupboard units with Formica working surfaces above, Belling electric double oven and grill with 5 ring gas hob above and stainless steel extractor hood, inset 1½ drainer sink, under counter lights, space for dishwasher, wine cooler, tiled flooring, spot lights to ceiling, space for American fridge freezer, double glazed window to rear, room for 8 persons dining table, TV point.





Hallway

18' 5" x 5' 8" (5.61m x 1.73m) with central heating radiator, airing cupboard housing the hot water tank, access hatch to loft.

Office/Bedroom 4

7' 0" x 8' 4" (2.13m x 2.54m) with double glazed window to front.

Shower Room

7' 5" x 8' 0" (2.26m x 2.44m) having a White suite comprising of an enclosed shower with Mains shower above, low level flush w.c. pedestal wash hand basin, central heating radiator, 2 frosted windows to rear, tiled walls, stainless steel heated towel rail, extractor fan, spot lights.



Rear Double Bedroom 1

10' 2" x 7' 6" (3.10m x 2.29m) with double glazed window to rear, central heating radiator, built in wardrobe.



Master Bedroom

11' 0" x 12' 2" (3.35m x 3.71m) with double glazed window to front, central heating radiator, built in walk in wardrobe with shelving.





En Suite

7' 9" x 6' 0" (2.36m x 1.83m) With jacuzzi, panelled bath with shower head and hot and cold taps above, Gloss white vanity unit with inset wash hand basin, low level flush w.c. frosted window to rear, extractor fan, stainless steel towel rail.



Rear Bedroom 3

11' 0" x 9' 0" (3.35m x 2.74m) with double glazed window to rear, central heating radiator, wardrobe units.

EXTERNALLY

To the Front

To the front is a large landscaped front garden laid to lawn with raised beds containing mature shrubs, hedges and trees, tarmac driveway with parking for 10+ cars.

Chicken run. Apple and plum Trees.





ANNEXE/OVERFLOW ACCOMMODATION

23' 6" x 10' 0" (7.16m x 3.05m) of an insulated timber frame construction providing -



Open Plan Kitchen/Lounge/Bedroom

Includes High Gloss base cupboard kitchen units with Formica working surfaces above, TV point, double glazed window to front and side. Door into -



Shower Room

6' 6" x 4' 6" (1.98m x 1.37m) with an enclosed shower unit with electric shower above, dual flush w.c. wash hand basin, extractor fan.



To the rear

To the rear are landscaped low maintenance rear garden, mostly laid to patio slabs with many raised flower and vegetable beds with panoramic views over open countryside. 2 garden sheds.



Large Garden Shed/Salon/Office

20' 0" x 9' 7" (6.10m x 2.92m) of insulated timber construction providing a great space for Home office with power and water connected.



TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.

Council Tax Band - E.

Directions

The property is best approached from Aberaeron travelling north on the A487 coast road as far as the village of Aberarth. Drive through the village climbing up hill and turning right onto the B4577 Pennant road. Follow this road for approximately 2 miles until you get into the village of Pennant. You will go straight through the crossroads in the centre of the village and as you leave the village you will see a detached Cream house on the right hand side. Immediately

after this take the right hand junction on a small lane and the property will be the 2nd bungalow on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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	