

Regulated by:



Since 1989

Perfect Living Space ! Truly delightful Refurbished 3 Bed Bungalow with garage and easily maintained garden. Enjoy Village Life ! Close to a Good Range of Village Amenities. 3 Miles Coast



Carreg Y Mor, 2 Pine Grove, Llanarth, Ceredigion. SA47 0NW.

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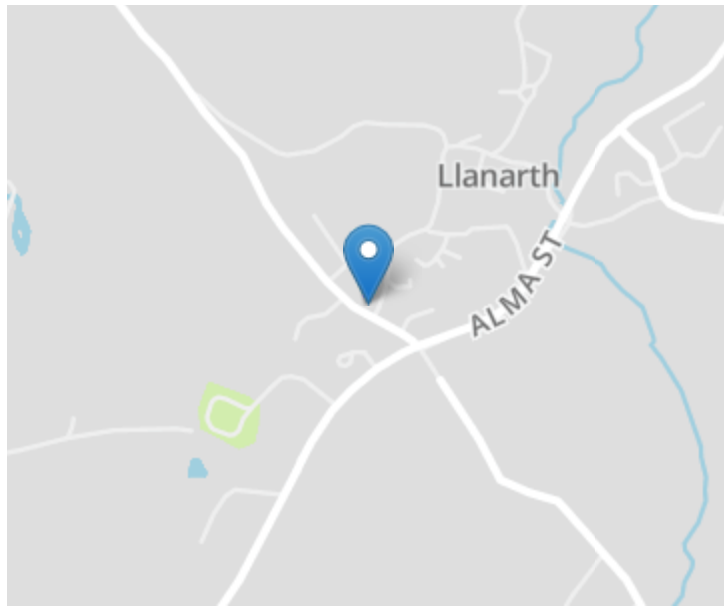
£235,000

****Lovely contemporary style accommodation**Nicely finished with tasteful medium colours throughout**New Floor Coverings**New Kitchen Fittings**New Shower Suite**New Grey upvc Double Glazing to most windows and new front door****

****A Real Delight and Worthy of a Viewing ! ****

The Accommodation provides Ent Hall, 2 Double bedrooms, 1 Single bedroom, Shower Room, Sep w.c. Fitted Kitchen, L Shaped Lounge/Dining Room. Attached Single Garage. Private Driveway and parking. Gravelled forecourt. Rear Private lawned garden.

Located on the level, an easy walk to the bus stop and only a few minutes from a good range of village amenities which includes filling station, shops, post office, primary school, pub/hotel etc and only some 3 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Some 4 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



THE ACCOMMODATION

Covered Front Entrance



Upvc half glazed entrance door with matching side panel leads to -

Entrance Hall

Opens out to a T shape. Measuring maximum 15' 9" x 11' 2" (4.80m x 3.40m) with laminate flooring. Hatch to Loft. Electric radiator. Built in airing cupboard housing copper cylinder tank with immersion heater.



Rear Double Bedroom 1

11' 8" x 11' 7" (3.56m x 3.53m) with large window and french door leads out to garden. Electric radiator.





Rear Double Bedroom 2

11' 2" x 8' 9" (3.40m x 2.67m) with large window overlooking garden. Electric radiator.



Shower Room



5' 8" x 5' 3" (1.73m x 1.60m) with fully tiled walls, large walk in shower with pvc lined walls and electric shower unit, vanity unit with inset wash hand basin, heated mirror over with light. Heated towel rail. Wall mounted hot air blower. Side opaque window.

Separate W.C.

Fully tiled with low level flush toilet, wash hand basin, side opaque window.



Single Bedroom 3



8' 4" x 7' 7" (2.54m x 2.31m) with side aspect window, electric radiator.

Kitchen



10' 7" x 9' 0" (3.23m x 2.74m) with part tiled walls and a new range of White fronted base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, cooker space with a stainless steel cooker hood over, appliance space and plumbing for a dishwasher and automatic washing machine (White goods will be available to purchase by negotiation). ceiling spot lighting, serving hatch from -

L Shaped Lounge/Dining Room

16' 4" x 11' 8" (4.98m x 3.56m) plus 9'2" x 8'7" a nice light and airy room with a side aspect window and 11' wide front aspect window, 2 electric radiators.





EXTERNALLY.

.Tarmacadamed front driveway



With parking for 3 vehicles, leads onto -

An Attached Single Garage

with up and over door.(Does lend itself well for conversion to enlarge the current accommodation) - subject to obtaining the necessary consents).

To the Front

To the front is a galvanised railed forecourt with large colour gravelled area.

Paths to rear.



To the Rear -



There is an enclosed pleasant neat and tidy lawned garden with mature hedging to give privacy.

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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.

Services

Mains Electricity, Water and Drainage. Kyros Rointe Electric radiators.

Directions

From Aberaeron proceed South West on the A487 coast road towards Cardigan. Follow the course of the road through the villages of Ffosyffin and Llwyncelyn and onto the village of Llanarth. As you reach Llanarth drive through the village, as you climb up hill the other side, turn right alongside The Llanina Arms Hotel onto the New Quay road. After 50 yards take the 1st right hand turning into Pine Grove cul de sac. This property is the second 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+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 