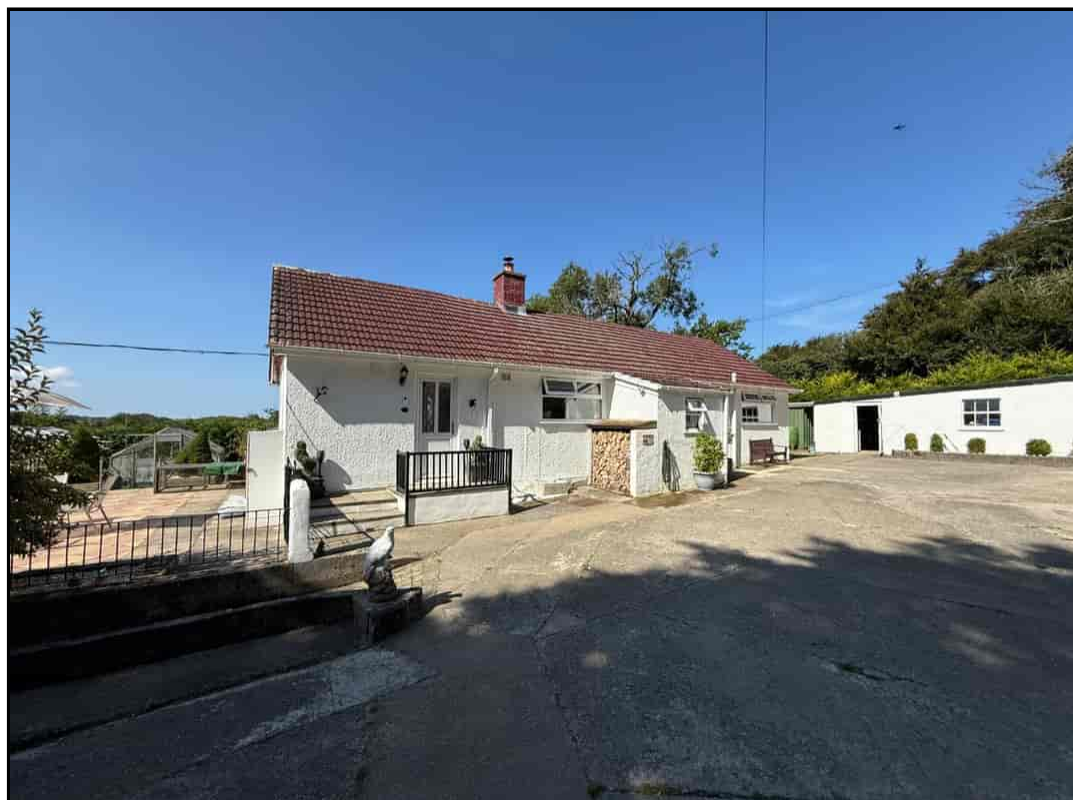


A most delightful 3 bed bungalow set in approximately 0.3 acres of gardens and grounds. No immediate neighbours. Pentregat Near Llangrannog - West Wales.



Green Acres, Pentregat, Near Llangrannog, Ceredigion. SA44 6HW.

£329,500

Ref R/4890/ID

****A most delightful recently refurbished 3 bed cottage style bungalow**Set in 0.3 acres of garden and grounds**Located down a private track with no near neighbours**On the edge of Pentregat Near Llangrannog**High quality fixtures and fittings throughout**Only a 10 minute drive to the Cardigan Bay coastline at Llangrannog**Peaceful and quiet location**Useful outbuildings**Double glazing throughout**Oil fired central heating**Part non standard construction****

The accommodation comprises of kitchen/dining room, lounge, entrance porch, utility room, shower room, bathroom and 3 bedrooms.

The property is located down a shared private track on the edge of the popular coastal village of Pentregat, being only 3 miles from the sandy beaches at Llangrannog and close to Aberporth, Tresaith, Mwnt etc. The larger towns of Aberaeron and Cardigan are equi distant 20 minute drive and offering a wider range of amenities for all day to day needs.



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GENERAL

Originally of non standard construction, the current vendors has invested significantly in the total renovation of Green Acres with insulation to all internal walls and in previous years has new external walls built.

The property now offers a cottage style bungalow with all fixtures and fittings finished to the highest of standards which include - new kitchen with oak worktops, oak flooring throughout, brand new bathroom suites, new electrics and plumbing

THE PROPERTY MUST BE VIEWED IN ORDER TO APPRECIATE THE HARD WORK THAT HAS GONE INTO THE RENOVATION OF THE PROPERTY.

THE ACCOMMODATION

Kitchen/Dining Room

8' 8" x 9' 8" (2.64m x 2.95m) a farmhouse style kitchen comprising of fitted shaker style base and wall cupboard units with oak working surfaces above, inset Belfast sink with mixer tap, space for cooking range with extractor hood above, integrated dishwasher and corner hidden Worcester oil fired combi boiler, breakfast bar, large double glazed windows to side and rear overlooking open countryside, engineered oak flooring, vertical column radiator, tiled splash back and large exposed oak opening into -



Character Lounge

16'1" x 15'1" (4.9m x 4.6m) with open fireplace housing a wood burning stove on a slate hearth with oak mantle above, central heating radiator, engineered oak flooring, double glazed window to rear, again with picturesque views open countryside. Door opening into -



Office/Craft Room

22'4" x 3'7" (6.8m x 1.1m) double glazed window to rear, central heating radiator, external stable door.



Hallway

With engineered oak flooring, access hatch to loft, central heating radiator, spot lights.

Bedroom 1

11'1" x 10'9" (3.38m x 3.28m) with engineered oak flooring, internal window to rear, central heating radiator.



Bathroom

9'5" x 8'2" (2.87m x 2.5m) a modern white suite comprising of a free standing roll top bath with mixer taps, vanity unit with his and hers sink, low level flush w.c. 2 vertical column radiators, frosted double glazed window to front, tiled flooring, part tiled walls, spot lights.



Shower Room

8'2" x 5'2" (5m x 1.57m) with a three piece suite comprising of a corner shower cubicle with shower above, vanity unit with wash hand basin, low level flush w.c. tiled flooring, frosted double glazed window to front, heated towel rail, spot lights to ceiling.



Utility Room / Front Porch

6'6" x 6'4" (1.98m x 1.93m) with plumbing for automatic washing machine, under counter space for white goods, double glazed window to front, external stable door.

Bedroom 2

11'4" x 8'5" (3.45m x 2.57m) with engineered oak flooring, internal window to rear, central heating radiator.



Bedroom 3

12'5" x 8'5" (3.78m x 2.57m) with engineered oak flooring, double glazed window to rear enjoying views over the countryside, built in linen cupboard. Access hatch to loft.



EXTERNALLY

One of the main attractions of this property is its gardens and grounds set in 0.3 acres or thereabouts. The property is located in the middle of its own grounds.

To the Front

The property is approached via a tree lined farm track into a double gated hard standing driveway with ample parking for several vehicles.

There is also additional parking space with access to detached garage.



The Garden and Grounds

Laid to extensive lawned areas with patio laid to slabs being elevated to take in the gorgeous countryside views. Also mature shrubs with colourful flowers.

There is also a number of useful outbuildings such as Greenhouse, Games Shed, woodstore, chicken sheds

Other outbuildings include -





Detached Garage



23'7" x 13'6" (7.2m x 4.11m) with pedestrian side door, power and lighting connected, garage door to front.

Workshop

14'0" x 7'0" (4.27m x 2.13m).

Outside w.c.

7'3" x 5'5" (2.2m x 1.65m) with wash hand basin, w/c

Outbuilding

21'4" x 14'4" (6.5m x 4.37m) currently used as a games room, power and lighting connecting.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefit from mains electricity and water, Private drainage to septic tank. Oil fired central heating. Newly installed boiler with a Hive central heating system.

The property has recently been re-wired.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Gated. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

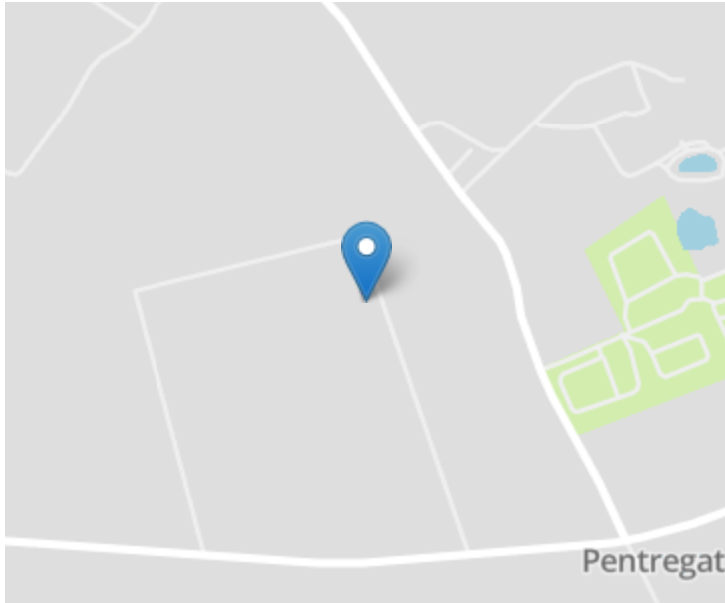
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Travelling from Aberaeron south on the A487 coast road, continue through the villages of Ffosyffin, Llwyncelyn, Llanarth, Synod Inn, Plwmp and into Pentregat. Continue through the village of Pentregat, just after the crossroads sign posted Llangrannog, take the next right hand turning down a private tree lined farm track and the property will be the first property on the left hand side.

For further information or
to arrange a viewing on this
property please contact :

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