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RICS



Since 1989

A delightful bungalow in coastal village location. Llangrannog - West Wales.



Maes-Y-Llan, Llangrannog, Ceredigion. SA44 6RH.

Ref R/3422/DD

£198,000

****A lovely quaint and compact detached bungalow**2 Bed Accommodation**UPVC Double Glazing**Economy 7 Heating**Private Parking**Car Port**Private Rear Patio**Rare Opportunity within this popular West Wales Coastal village with its lovely sandy beach and its sea front pub/eating houses etc**10 Mins Walk to Sea Front****

Built of traditional construction the accommodation benefits Kitchen, Lounge/Dining Room, Front Conservatory. 2 Bedrooms, Shower Room and w.c. Loft Room overall. Outside Shed and Sun Room.

Llangrannog is a popular seaside village along this unspoilt Cardigan Bay Heritage coastline and within an easy reach of several popular sandy beaches and picturesque secluded coves along this favoured West Wales coast. A 20 minute drive from the County town of Cardigan with its comprehensive range of shopping and schooling facilities which includes Tesco Stores, B&M Stores, Health Centre, Further Education college, Library, Cinema etc. Also an easy reach of the towns of Newcastle Emlyn and the Georgian Harbour town of Aberaeron. Less than an hours drive from Carmarthen and the link road to the M4 motorway.



Living Room/Dining Room

12' 5" x 12' 2" (3.78m x 3.71m) with electric night storage heater, front aspect window, electric night storage heater. UPVC 5ft wide patio door leads to rear patio area.



THE ACCOMMODATION

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m) with side upvc exterior door, fitted base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, fitted larder cupboard, wall mounted Dimplex heater. Front and rear aspect windows.



Spring ladder access leads to -



Loft Room overall.

25' in length (4'6" max headroom) with windows to each gable end - used as storage and sometimes as overflow accommodation.



Front Conservatory

12' 2" x 8' 8" (3.71m x 2.64m) in upvc double glazing with electric night storage heater, also wall mounted Dimplex heater and vertical blinds to all windows.



Front Bedroom 1



6' 6" x 6' 5" (1.98m x 1.96m) with front and side aspect windows, fitted shelving and clothes rail. Laminate flooring.

Small Inner Passage

Leads to -

Shower Room

5' 9" x 5' 7" (1.75m x 1.70m) with fully tiled walls, corner shower, pedestal wash hand basin with medicine cabinet and mirror over, low level flush toilet and bidet, side opaque window.



Rear Bedroom 2

8' 7" x 7' 6" (2.62m x 2.29m) with wall mounted dimplex heater, rear aspect window, one wall having a range of fitted wardrobes. Corner shelves to each side of bed.



EXTERNALLY

To the Front

A gated vehicular access leads to a private forecourt with parking for 2 vehicles and leads on to a -



Covered Car Port



To the Rear

Gateway gives access to the rear enclosed private level paved patio area.



Garden Room/Sun Room

13' 6" x 9' 6" (4.11m x 2.90m) with polycarbonate roof, tiled floor, french doors, power and light connected.

Adjacent Cedarwood Garden Shed.





TENURE

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


Services

Mains Electricity (Economy 7) Mains Water and Drainage.
Council Tax Band C.

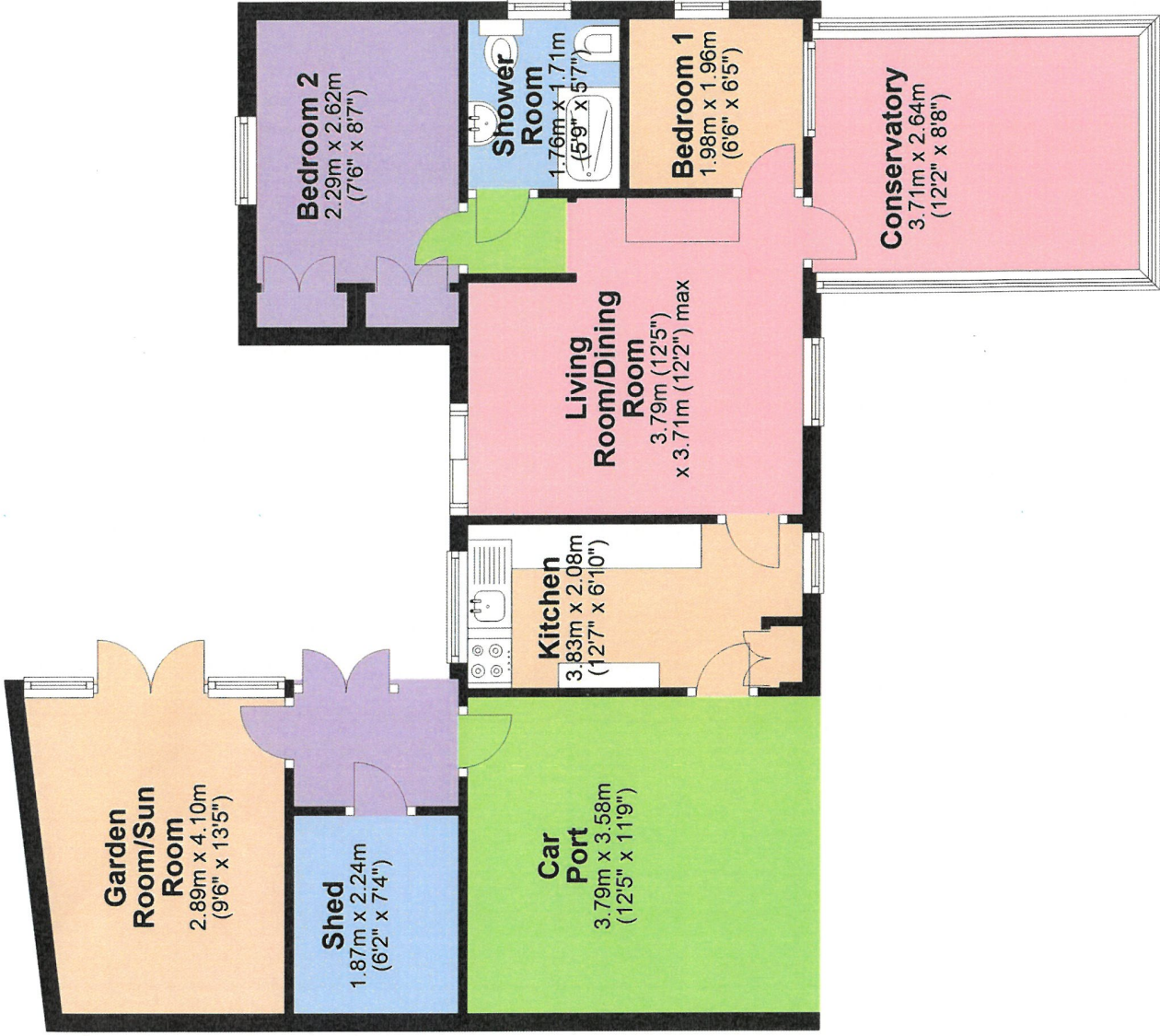
Directions

Travelling on the main A487 coast road from Aberaeron South West towards Cardigan. Proceed to the village of Pentregat then turn right onto the B4342 Llangrannog road. As you reach the village of Pontgarreg bear right, then you will pass the village hall on the right hand side, again bear right and follow the road all the way into the village of Llangrannog. As you enter the village of Llangrannog you will see a church and cemetery on the right hand side and this property is almost directly opposite 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>		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Approx. 78.3 sq. metres (843.2 sq. feet)



Total area: approx. 78.3 sq. metres (843.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.