

A well presented and nicely positioned 2 bedroomed semi detached bungalow with low maintenance grounds, garage and off street parking. Penrhiwllan, near Llandysul, West Wales



16 Tremyfoel, Penrhiwllan, Llandysul, Ceredigion. SA44 5NN.

£165,000

REF: R/4205/LD

- *** No onward chain - Priced to sell *** A well presented semi detached bungalow *** 2 bedroomed accommodation *** Oil fired central heating and UPVC double glazing *** Newly decorated and carpeted throughout *** Nicely positioned within the popular Village Community of Penrhiwllan
- *** Low maintenance living - Gravelled patio area to the rear *** Tarmacadamed area to the front - Providing designated off street parking *** Fine views to the rear over open countryside
- *** Suiting a range of Buyers - From 1st Time Buyers to retirement living *** Level walking distance to a range of Village amenities - Such as Village Shop, Public House, Restaurant, Places of Worship, etc *** Convenient to the Teifi Valley Market Towns of Llandysul and Newcastle Emlyn *** Viewings are highly recommended - Contact us today



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LOCATION

Located within the pleasant Village Community of Penrhiwllan, within level walking distance of the Village Shop, to the ever popular 'The Daffodil' Public House and Restaurant, very convenient to the Teifi Valley Market Town of Llandysul which offers comprehensive shopping and schooling facilities and the brand new Ysgol Bro Teifi School, half an hour's drive to the Cardigan Bay Coast with several popular sandy beaches, and only a 45 minute drive from Carmarthen and the link road to the M4 Motorway and access to National Rail Networks.

GENERAL DESCRIPTION

A well presented and nicely positioned semi detached bungalow offering comfortable 2 bedroomed accommodation with a modern fitted kitchen and bathroom. The property benefits from oil fired central heating and double glazing and enjoys a centre of a popular Village position.

Externally it offers low maintenance with a tarmacadamed driveway to the front and a gravelled/patio area to the rear.

In all a pleasant property with a great rural outlook.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With composite front entrance door, radiator, access to the loft space, airing cupboard with radiator and shelving.



BEDROOM 2

10' 0" x 8' 2" (3.05m x 2.49m). With radiator and built-in wardrobes.



BEDROOM 1

12' 5" x 9' 4" (3.78m x 2.84m). With built-in wardrobes, radiator, enjoying fine views to the rear over the rear garden and the countryside beyond.



BATHROOM

7' 9" x 5' 0" (2.36m x 1.52m). A fully tiled modern suite with a corner shower cubicle with Mira shower, vanity unit with was hand basin and enclosed w.c., extractor fan, chrome heated towel rail.



LIVING ROOM

12' 8" x 11' 7" (3.86m x 3.53m). With a decorative fireplace incorporating an electric inset fire, radiator.



LIVING ROOM (SECOND IMAGE)



KITCHEN

11' 6" x 11' 6" (3.51m x 3.51m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven and hob with cooker hood over, integrated fridge/freezer, space for washing machine, radiator, tiled flooring.



KITCHEN (SECOND IMAGE)



CONSERVATORY

11' 1" x 11' 4" (3.38m x 3.45m). Of UPVC construction with tiled flooring, radiator, door to either side of the rear garden.



WALK-IN PANTRY CUPBOARD

With shelving.

EXTERNALLY

GARAGE

15' 6" x 8' 2" (4.72m x 2.49m). With an insulated up and over door, electricity connected.



BOILER ROOM

Housing the Worcester combi boiler.

GARDEN

A particular feature of the property is its low maintenance garden area located to the rear of the property and laid to patio and gravel. It also enjoys a pleasant rural outlook over open fields and countryside.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

A tarmacadamed driveway to the front and side of the property with ample parking.



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW TO REAR



AGENT'S COMMENTS

A truly delightful bungalow in a sought after locality and suiting a range of Buyers.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'A'.

MONEY LAUNDERING REGULATIONS

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

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions


Traveling North from the Market Town of Llandysul onto the A486 Coast road at the village of Horeb turn left onto the A475 Newcastle Emlyn roadway. After 2 miles you will reach the Village of Penrhiwllan and you will pass 'The Daffodil' Public House on your left hand side and the Shop on your right. After 200 yards you will see a turning into Tremyfoel. The property will be located right in front of you, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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'.

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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	61	
(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 

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

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