

A most attractive and deceptively spacious 3/4 bed detached bungalow located in the popular coastal village of Llanrhystud - West Wales.



Waterside 2 Maes-Y-Felin, Llanrhystud, Ceredigion. SY23 5AT.

**£310,000 Offers in Region of
R/4779/RD**

****Most attractive and deceptively spacious 3/4 bed detached bungalow**** Located in the popular coastal village of Llanrhystud ****Generous gardens and grounds**** Recently installed air source heating and solar panels ****Level walking distance to all village amenities and the beach**** Ample private parking ****Double glazing throughout**** Close to bus route ******

The property comprises of entrance hall, lounge, dining room, kitchen, cloak room, converted garage/office, 2 double bedrooms, 1 single bedroom and bathroom.

Located in the popular coastal village of Llanrhystud being conveniently positioned along the main A487 coast road which runs along the West Wales coastline. The village offers an excellent range of facilities and services including shop, Post Office, florist, public house, convenience store, filling station, popular primary school and nearby golf course and leisure centre. The village has excellent transport connectivity, access to the beach and All Wales Being 9 miles south of the coastal town and administrative centre of Aberystwyth and some 7 miles north of the Georgian harbour town of Aberaeron with its comprehensive range of schooling and shopping facilities



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Entrance Hall

6' 4" x 4' 10" (1.93m x 1.47m) Accessed via half glazed uPVC door with side panel, cloak cupboard, central heating radiator, door into -



Front Lounge

12' 10" x 20' 11" (3.91m x 6.38m) with large double glazed window to front, fireplace housing multifuel stove, tiled surround, TV point, triple paneled radiator, opening into -



Dining Room

10' 9" x 8' 8" (3.28m x 2.64m) with double glazed upvc sliding doors to rear, central heating radiator, door into -



Kitchen

11' 8" x 10' 9" (3.56m x 3.28m) Range of fitted cream base and wall cupboard units with fitted working surfaces above, electric fan assisted oven and grill, 4 ring halogen hob with stainless steel extractor hood above, integrated dishwasher, integrated fridge / freezer, stainless steel single drainer sink, large double glazed window to rear, door into -



Rear Hall

With uPVC door to rear leading to rear garden.

Cloak Room

5' 1" x 2' 10" (1.55m x 0.86m) Frosted window to side elevation. Suite comprising low flush wc and wash hand basin.



Study / Bedroom 4

17' 10" x 8' 11" (5.44m x 2.72m) Previously a single garage now provides a study / 4th bedroom, with double glazed uPVC window to front and side elevation, central heating radiator.



Inner Hallway

With doors off to -

Bathroom

10' 8" x 7' 2" (3.25m x 2.18m) Three piece suite comprising of a corner bath, low level flush WC and pedestal wash hand basin. Separate shower cubicle with glazed screen, half ceramic tiling to walls, central heating radiator, with opaque double glazed window to rear elevation.



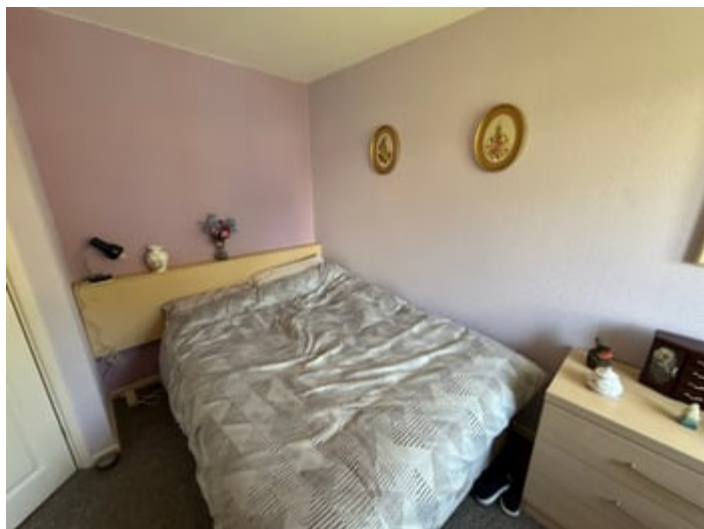
Bedroom 1

11' 0" x 12' 4" (3.35m x 3.76m) Max. With double glazed upvc window to rear elevation, range of power point, panelled radiator.



Bedroom 2

8' 10" x 11' 2" (2.69m x 3.40m) with double glazed window to front elevation. Range of power points. Panelled radiator.



Bedroom 3

9' 6" x 8' 0" (2.90m x 2.44m) with double glazed upvc window to front elevation, Range of power points. Panelled radiator. Built-in closet / wardrobe.

EXTERNALLY

To the Front

There is tarmacadamed driveway with adjoining garden laid mainly to lawn having range of plants and shrubs to borders.



To the Rear

One of the main features of the property is its attractive garden and grounds, the rear garden has a patio area laid to slabs and adjoining main lawn featuring a range of flower and shrub beds displaying a variety of seasonal colour. The garden benefits from a garden shed and greenhouse. There is also a separate area to one side suitable for home produce. The rear garden back on to the river Wyre.





Please Note -

There is a shared septic tank located within the boundary that is still in use by the neighbour.

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

The property benefits from mains water, electricity and drainage. Private drainage to a recently installed waste treatment system. Upvc Double Glazing. Air Source Heating system.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: B (86)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

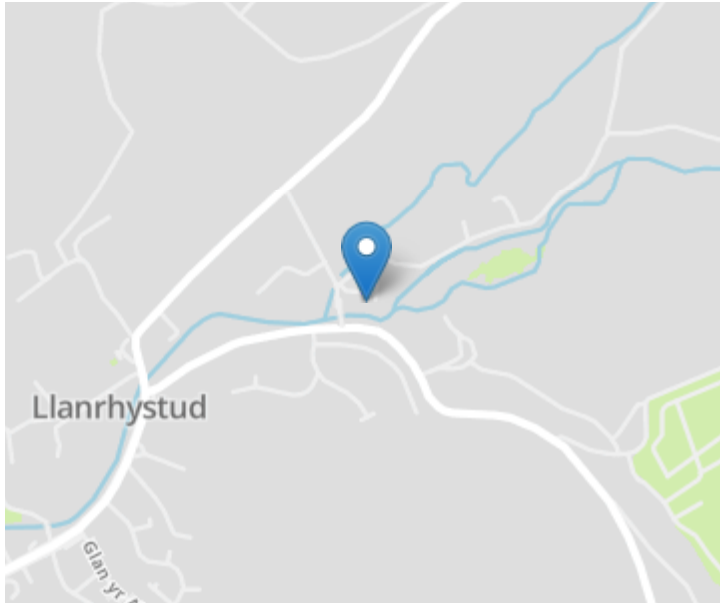
Any risk of coastal erosion? No

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

From Aberaeron head north on the A487 through the villages of Aberarth and Llanon. Continue along the A487 until you reach Llanrhystud. Continue through the village passing the petrol station on the right hand side and over the bridge with 'The Black Lion' public house on your left, continue along the A487 and as you exit the village, take the 1st right hand turning onto a quiet lane and continue down this road, past the primary school on your left hand side and 2 Maes Y Felin is located immediately on the right hand side, accessed via a small cul de sac entrance.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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