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RICS



Since 1989

A most appealing deceptively spacious detached 3 bed (En Suite) Bungalow Residence. Garage and Pleasant Grounds. Rural village community 15 mins Coast - West Wales.



Trevor, Coed Y Bryn, Llandysul, Ceredigion. SA44 5LH.

Ref R/2329/DD

£249,950

****Prepare to be impressed ! **Lovely detached bungalow**Well proportioned 3 Bed (En Suite) Accommodation**Garage**Easily maintained attractive gardens and grounds**Borders open fields at rear**Pleasant rural village community**15 mins Coast**West Wales****

The Accommodation is beautifully presented throughout and benefits double glazing and full central heating. viz: Large Rec Hall, Master Bedroom with En Suite Shower Room, Family Bathroom, 2 further Double Bedrooms, Living Room, Kitchen/Dining Room, Integral Garage. Large forecourt. Parking for 3 vehicles. Walled in front shrubbery, pleasant rear easily maintained lawned garden, a feature fish pond. Summer House. Borders open fields.

The village of Coedybryn lies within an easy reach of the Teifi Valley towns of Llandysul, Newcastle Emlyn and Cardigan and only a 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches.

THE ACCOMMODATION

Reception Hall

17' 7" x 12' 8" (5.36m x 3.86m) (max) with Oak effect upvc double glazed entrance door with matching side panel, central heating radiator. Hatch to Loft. Built in airing cupboard with central heating radiator.



Front Master Bedroom 1

16' 1" x 14' 8" (4.90m x 4.47m) with two walls having a range of fitted wardrobes and a matching corner dressing table, central heating radiator, vertical blinds to front aspect window.



En Suite Shower Room



With part tiled walls and tiled floor. A White suite provides a low level flush toilet, pedestal wash hand basin with medicine cabinet, mirror and light over, shower cubicle with a Triton T80 shower unit, heated towel rail.

Family Bathroom



11' 6" x 6' 4" (3.51m x 1.93m) with part tiled walls and tiled floor, a White suite provides a low level flush toilet, vanity unit with inset wash hand basin, mirror and light over, panelled bath, corner shower cubicle with a Triton T80 shower over, central heating radiator.

Rear Bedroom 2



15' 4" x 9' 10" (4.67m x 3.00m) with central heating radiator, rear aspect window with vertical blinds.

Rear Bedroom 3



11' 6" x 8' 6" (3.51m x 2.59m) plus deep fitted wardrobes to one wall with mirror sliding doors. Central heating radiator. Rear aspect window with vertical blinds.

Front Living Room





16' 4" x 15' 6" (4.98m x 4.72m) a pleasant room with large front aspect window with vertical blinds, central heating radiator. Double Doors lead through to -

Rear Kitchen/Dining Room



16' 4" x 15' 1" (4.98m x 4.60m) with tile effect laminate flooring, a lovely range of fully fitted base and wall cupboard units with Formica working surfaces, inset 1½ bowl single drainer sink unit with mixer taps, integrated dishwasher, Beko stainless steel oven with Stoves induction ceramic hob over with cooker hood, central heating radiator, sunken ceiling spot lighting. Door to -

Utility Room



9' 7" x 6' 7" (2.92m x 2.01m) with tile effect laminate flooring, central heating radiator, stainless steel single drainer sink unit with mixer taps, fitted larder cupboards, appliance space with plumbing for automatic washing machine. Rear exterior door. Door through to -

Integral Garage

19' 2" x 9' 7" (5.84m x 2.92m) with up and over door and houses the Grant oil fired central heating combi boiler.

EXTERNALLY

To the Front

A walled forecourt with a wide entrance drive leading to a large tarmacadamed forecourt area with ample parking and turning for several vehicles.

The front grounds are laid down to a large gravelled and well stocked shrubbery area. Paths surround the bungalow.



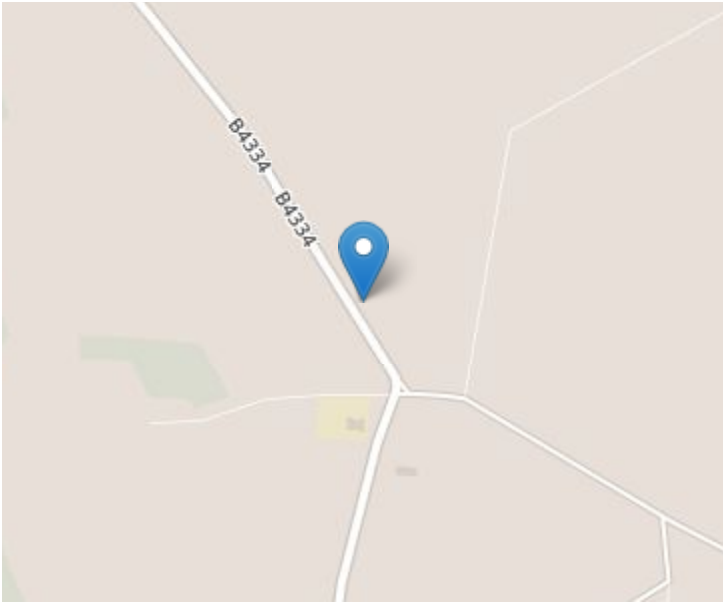
To the Rear

A most pleasant level easily maintained lawned garden area with paved patio. Summer House. Well stocked shrub and flower borders and a large feature fish pond. Borders open fields at rear.





Newcastle Emlyn road. Follow this road until you reach the hamlet of Penrhwpal where you will see a coach station on the left hand side. Turn left immediately on the crossroads towards Coedybryn. Follow this road into the village of Coedybryn and the bungalow will be seen as the third back from the village crossroads on the left hand side identified by the Agents for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul Road. Follow this road to the village of Ffostrasol. In the centre of the village immediately after passing the Ffostrasol Arms public house on your right hand side, take a right hand turning onto the B4571