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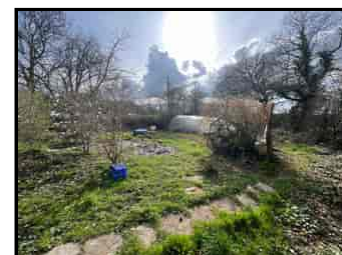


**RICS**



Since 1989

**\*\* FOR SALE BY INFORMAL TENDER \*\* Refurbishment project! 3 Bedroom detached bungalow set approx. in 0.3 acres of garden and grounds. Oakford, Nr Aberaeron.**



**The Paddock Oakford, Llanarth, Ceredigion. SA47 0RN.**

**Ref R/4032/ID (GUIDE PRICE)**

**£180,000**

**\*\* FOR SALE BY INFORMAL TENDER \*\* A great refurbishment project with immense potential \*\* Detached 3 bed bungalow \*\* Set in approx 0.3 acres of grounds \*\* Peaceful edge of village location \*\* Garage and workshop \*\* Increasingly rear opportunity \*\* 3 miles inland from the Cardigan bay heritage coastline \*\* Edge of popular Hamlet of Oakford \*\***

The property comprises of - Ent hall, Front lounge, kitchen/dining room, bathroom, 3 double bedrooms.

PLEASE NOTE- SUITABLE FOR CASH BUYERS ONLY - INFORMAL TENDERS INVITED TO THE AGENTS ABERAERON OFFICE BY 12 NOON ON FRIDAY 31ST MAY 2024.

Convenient position fronting a district road on the fringes of the popular rural village community of Oakford, only some 3 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities, cafes, bars, restaurants, doctors surgery/health centre and with it's excellent public transport connectivity and access to the All Wales Coastal Path. The popular coastal resort and seaside village of New Quay lies some 4 miles distance and within easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.





## Front Living Room



## General

The property comprises of a 3 bed detached bungalow of Woolaway construction under a interlocking tile roof. The property is in need of complete refurbishment, however, has immense potential in a soughtafter location. This is truly a rare opportunity.

## THE ACCOMMODATION

### Entrance Hall



9' 6" x 5' (2.90m x 1.52m). Via Hardwood door with glazed side panel, access to airing cupboard with copper cylinder, tiled flooring.

11' x 10' 9" (3.35m x 3.28m) With dual aspect windows wo front and side, open fireplace with tiled surround and hearth, TV point.

### Kitchen/Dining Room

20' 9" x 9' (6.32m x 2.74m) With a range of base and wall units incorporating single drainer sink unit, plumbing for automatic washing machine, electric cooker point, breakfast bar, Parkray Range.





### Front Bedroom 1

11' x 9' (3.35m x 2.74m) Fitted wardrobes, radiator, double glazed window to front.



### Bathroom



7' 9" x 5' 5" (2.36m x 1.65m) With fully tiled walls having a 3 piece suite comprising of panelled bath with shower unit over, pedestal wash hand basin, low level flush WC, shaver light and point, radiato, frosted window to rear.

### Rear Bedroom 2



9' x 7' 10" (2.74m x 2.39m) Double glazed window to rear, radiator.

### Front Bedroom 3

9' x 8' 8" (2.74m x 2.64m) Double glazed window to front,





## EXTERNALLY

### Gardens and Grounds

A large feature of this property is its ample garden and grounds. Gated entrance with tarmacadamed drive leading to DETACHED GARAGE/WORKSHOP.

The property is located in extensive mature gardens and grounds with a range of vegetable beds, fruit bushes, Apple and Pear trees.

Aluminum GREENHOUSE, cedarwood WORKSHOP and Polytunnel.

The whole, we are informed, being approximately one third of an acre or thereabouts and overlooking farmland to the rear.











## Services

We are informed the property benefits from mains water, mains electricity, mains drainage.

## Directions

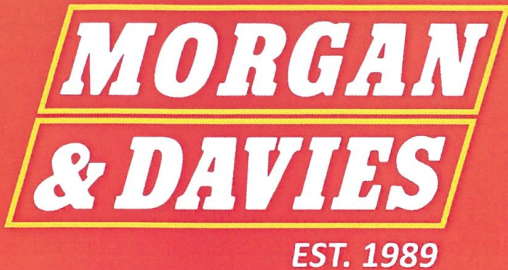
The property is best approached from Aberaeron by taking the A487 South. Continue to the Village of Llwynceilyn. After passing the Filling Station on your right hand side, take the next left hand turning signposted Oakford. Continue into the Hamlet. At the square turn right. Follow this road for approximately a quarter of a mile, around some 'S' bends, and the property can be found on the right hand side as identified by the Agents 'For Sale' board.

## 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.

## TENURE

The property is of Freehold Tenure.



Estate Agents | Property Advisers  
Local knowledge, National coverage

Please reply to Aberaeron Office.

**INFORMAL TENDER FORM / BEST OFFERS**  
**(Subject to Contract )**

On  
**THE PADDOCK OAKFORD LLANARTH CEREDIGION SA47 0RN.**  
**Ref R/4032/ID**

**To be sent/delivered/emailed to the Agents Offices**  
**No later than -**

**12 Noon on Friday 31<sup>st</sup> MAY 2024**

**To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS**  
**Email: [ifan@morgananddavies.co.uk](mailto:ifan@morgananddavies.co.uk) / [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)**

I/We .....

Address .....

.....

Tel : ..... E-mail : .....

Hereby confirm our offer as follows:-

Price: £.....

I/We .....

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the property is sold as seen.

My/Our Solicitors are:-

.....

.....

Signed .....

Date .....



**Directors:**  
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP  
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

**[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)**

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575



**ABERAERON**  
4 Market Street, Aberaeron, Ceredigion SA46 0AS  
TEL: 01545 571 600 FAX: 01545 571 770  
[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)



**LAMPETER**  
12 Harford Square, Lampeter, Ceredigion SA48 7DT  
TEL: 01570 423 623 FAX: 01570 421 512  
[lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)