

*Perfect Living Space ! Truly delightful Refurbished 3 Bed Bungalow with garage and easily maintained garden. Enjoy Village Life ! Close to a Good Range of Village Amenities. 3 Miles Coast*



**Carreg Y Mor, 2 Pine Grove, Llanarth, Ceredigion. SA47 0NW.**

**£225,000**

**Ref R/3177/ID**

**\*\*Lovely contemporary style accommodation\*\*Nicely finished with tasteful medium colours throughout\*\*New Floor Coverings\*\*New Kitchen Fittments\*\*New Shower Suite\*\*New Grey upvc Double Glazing to most windows and new front door\*\***

**\*\*A Real Delight and Worthy of a Viewing ! \*\***

The Accommodation provides Ent Hall, 2 Double bedrooms, 1 Single bedroom, Shower Room, Sep wc. Fitted Kitchen, L Shaped Lounge/Dining Room. Attached Single Garage. Private Driveway and parking. Gravelled forecourt. Rear Private lawned garden.

Located on the level, an easy walk to the bus stop and only a few minutes from a good range of village amenities which includes filling station, shops, post office, primary school, pub/hotel etc and only some 3 miles from the popular coastal resort and seaside



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## THE ACCOMMODATION

### Covered Front Entrance

Upvc half glazed entrance door with matching side panel leads to -



### Entrance Hall

Opens out to a T shape. Measuring maximum 15' 9" x 11' 2" (4.80m x 3.40m) with laminate flooring. Hatch to Loft. Electric radiator. Built in airing cupboard housing copper cylinder tank with immersion heater.



### Rear Double Bedroom 1

11' 8" x 11' 7" (3.56m x 3.53m) with large window and french door leads out to garden. Electric radiator.



### Rear Double Bedroom 2

11' 2" x 8' 9" (3.40m x 2.67m) with large window overlooking garden. Electric radiator.



### Shower Room

5' 8" x 5' 3" (1.73m x 1.60m) with fully tiled walls, large walk in shower with pvc lined walls and electric shower unit, vanity unit with inset wash hand basin, heated mirror over with light. Heated towel rail. Wall mounted hot air blower. Side opaque window.



### Separate W.C.

Fully tiled with low level flush toilet, wash hand basin, side opaque window.



### Single Bedroom 3

8' 4" x 7' 7" (2.54m x 2.31m) with side aspect window, electric radiator.



### Kitchen

10' 7" x 9' 0" (3.23m x 2.74m) with part tiled walls and a new range of White fronted base and wall cupboard units with

Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, cooker space with a stainless steel cooker hood over, appliance space and plumbing for a dishwasher and automatic washing machine (White goods will be available to purchase by negotiation). ceiling spot lighting, serving hatch from -



### L Shaped Lounge/Dining Room

16' 4" x 11' 8" (4.98m x 3.56m) plus 9'2" x 8'7" a nice light and airy room with a side aspect window and 11' wide front aspect window, 2 electric radiators.





## EXTERNALLY.

### .Tarmacadamed front driveway

With parking for 3 vehicles, leads onto -



### An Attached Single Garage

with up and over door.(Does lend itself well for conversion to enlarge the current accommodation) - subject to obtaining the necessary consents).

### To the Front

To the front is a galvanised railed forecourt with large colour gravelled area.

Paths to rear.



### To the Rear -

There is an enclosed pleasant neat and tidy lawned garden with mature hedging to give privacy.





## **TENURE**

The property is of Freehold Tenure.

## **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.

## **Services**

Mains Electricity, Water and Drainage. Kyros Rointe Electric radiators.

### Directions

From Aberaeron proceed South West on the A487 coast road towards Cardigan. Follow the course of the road through the villages of Ffosyffin and Llwyncelyn and onto the village of Llanarth. As you reach Llanarth drive through the village, as you climb up hill the other side, turn right alongside The Llanina Arms Hotel onto the New Quay road. After 50 yards take the 1st right hand turning into Pine Grove cul de sac. This property is the second property 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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