

A deceptively spacious 3 Bed Detached Bungalow. Extensively Refurbished in recent times. Private Parking and pleasant grounds. Seaside village location. 10 Miles South of Aberystwyth - West Wales.



5 Pentre Isaf, Llanrhystud, Ceredigion. SY23 5DB.

£250,000

Ref R/5140/ID

****Lovely detached bungalow**Ideal for those seeking a property on the level**Convenient to all amenities and bus route**Extended and refurbished in recent times**Provides 3 Bed Accommodation with double glazing and central heating**Ideal for retirement living**Ample Private Parking**Pleasant rear easily maintained garden** Outhouses/ workshop**Easy walk to village amenities, bus stop and sea front****

The Accommodation provides - Covered Front Entrance, Hall, Rec Room/Dining Room, Inner Hallway Front Lounge, Kitchen, Shower Room and w.c. 3 Bedrooms.

Llanrhystud lies alongside the Cardigan Bay coast and offers an excellent range of amenities including shop/supermarket/Post Office, Primary school, filling station, pub, places of worship, nearby leisure centre and a walk to the beach. Lies alongside the main A487 coast road some 10 miles south west of the Coastal University and Administrative Centre of Aberystwyth and some 7 miles from the Georgian Harbour town of Aberaeron.



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THE ACCOMMODATION

Covered Front Entrance

With uPVC double glazed entrance door to -



Hallway

7' 6" in length. With side opaque window. Door through to -



Reception Room/Dining Room

8' 8" x 7' 2" (2.64m x 2.18m) with central heating radiator. Large side opaque window with vertical blinds.



Inner Hallway

25' in length with central heating radiator. Walk in cloak cupboard. Hatch to Loft.

Front Lounge

20' 2" x 14' 5" (6.15m x 4.39m) with large front aspect window with vertical blinds. 2 Central Heating radiators. Wall mounted electric fire.





Kitchen

10' 0" x 8' 5" (3.05m x 2.57m) with vinyl flooring, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated appliances including a Lamona stainless steel oven and hobs with stainless steel cooker hood over, integrated fridge and freezer. Fitted washing machine. Also houses the Worcester Heatslave oil fired central heating combi boiler. Part tiled walls. Side window and side exterior door.



Shower Room

8' 6" x 6' 4" (2.59m x 1.93m) with a tiled floor, a modern suite provides a walk in shower, pedestal wash hand basin with mirror over, low level flush toilet, fully tiled walls and tiled floor, pvc lined ceiling with extractor fan, side opaque window. Heated towel rail.



Rear Double Bedroom 1

18' 2" x 8' 2" (5.54m x 2.49m) plus alcove with 2 rear aspect windows with vertical blinds. Central heating radiator. Two walls having a fitted range of wardrobes.



Bedroom 2

10' 8" x 7' 8" (3.25m x 2.34m) with central heating radiator and velux window.



Bedroom 3

8' 9" x 7' 8" (2.67m x 2.34m) with side aspect window and central heating radiator.



EXTERNALLY

To The Front

A good depth of forecourt with fenced boundary to each side and bonded resin flooring providing private parking for 2 vehicles.

Side pedestrian gateway leading to -



Rear Garden

Provides a two section lawned garden area and a large split level paved patio at side.

Concealed oil storage tank.

At the far end of the garden are 2 Useful Garden Sheds viz -

Workshop 12' x 8' with power and light connected and fitted work bench and a Man Cave/TV Room 13' x 6' with power and light connected, electric panel heater and wall mounted TV.





Tenure

We are informed the property is of Freehold Tenure and will be vacant on completion.

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 ARRANGEMENTS

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.

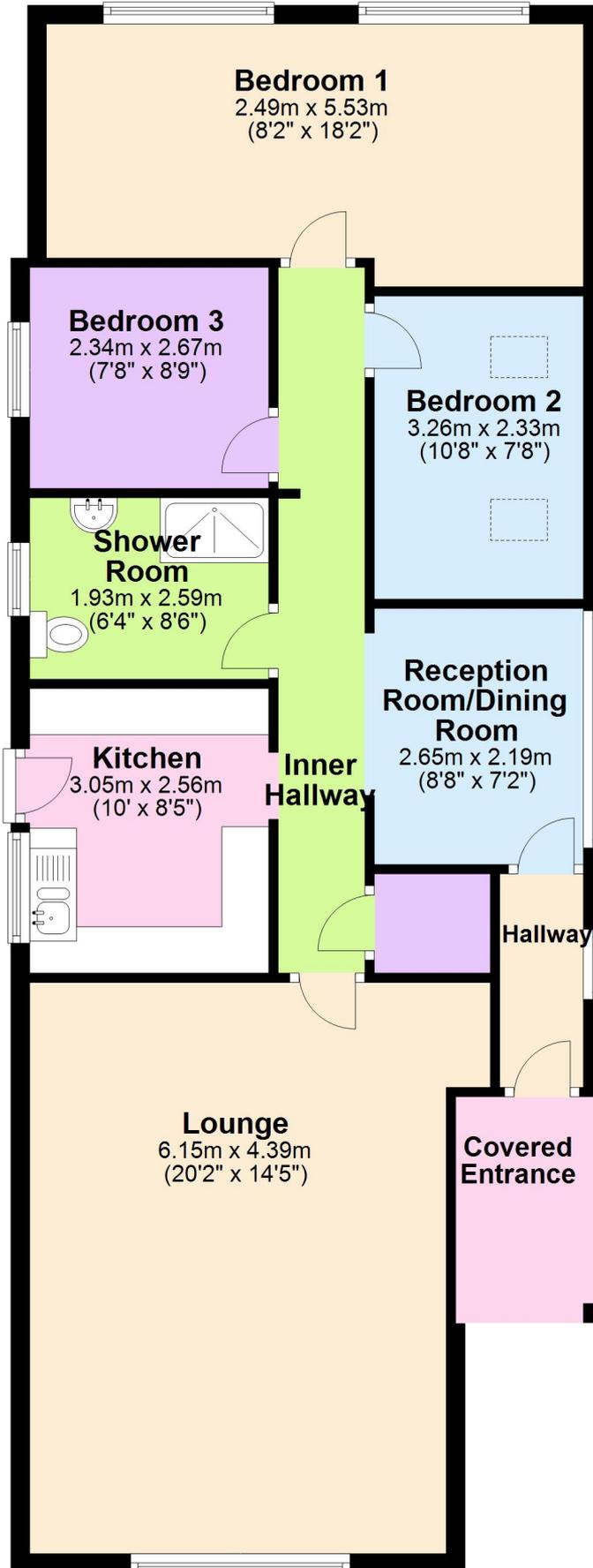
Services

Mains Electricity Water and Drainage. Oil Fired Central Heating. Fibre Optic Broadband.

Council Tax Band : D (Ceredigion County Council)

Ground Floor

Approx. 91.3 sq. metres (982.5 sq. feet)



Total area: approx. 91.3 sq. metres (982.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

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MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

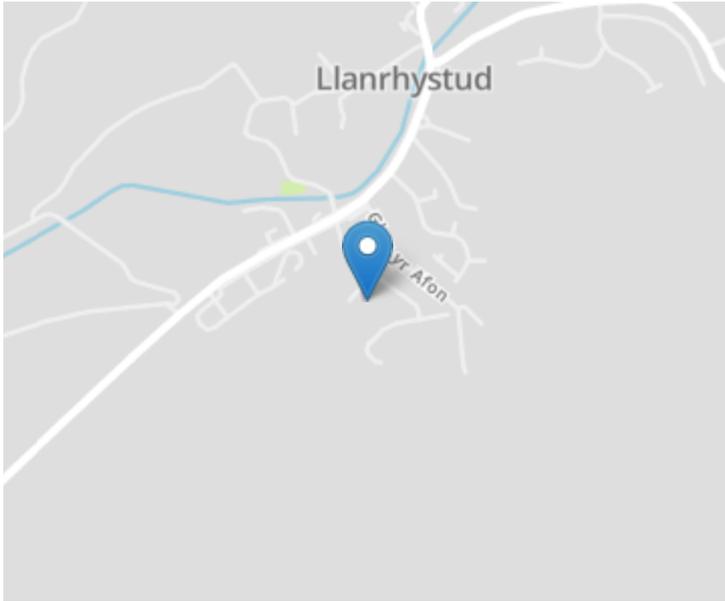
Any risk of coastal erosion? No

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 proceed North East on the A487 coast road through the village of LLanon to the next village of Llanrhystud. As you drive into the village you will pass a service station and supermarket on the right hand side then the Village Hall. The entrance to Pentre Isaf is immediately thereafter on the right hand side. Drive into the estate and take the first right hand turning into a cul de sac. This is the second bungalow on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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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