

*A most comfortable 3 bed detached bungalow set in spacious gardens and grounds. Pentrebryn
Near New Quay - West Wales.*



The Warren Pentre'r Bryn, Near New Quay, Ceredigion. SA44 6JY.

£250,000 Offers in Region of

Ref R/4187/ID

****A well positioned 2 bed detached bungalow**Set in spacious gardens and grounds**Popular coastal village location**Only a 10 minute drive from New Quay**Integral Garage**Ample private parking**Double glazing throughout**Oil fired central heating**Conservatory/Sun Room****

The property provides Ent Hall, Front Double Bedroom 1, Rear Double Bedroom 2, Bathroom, Front Lounge, Conservatory/Sun Room, Kitchen. First Floor - Loft Room.

The property is situated in the coastal village of Pentre'r Bryn, positioned along the A486 road that leads directly into the coastal village of New Quay. The property is close to a popular area primary school, petrol station and places of worship. New Quay offers a wider range of facilities and services including local cafes, bars, restaurants, doctors surgery and access to sandy beaches. The harbour town of Aberaeron is some 9 miles from the property and Cardigan and Aberystwyth being a 30 minute equi distant drive from the village.



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

Entrance Hall

16' 0" x 4' 8" (4.88m x 1.42m) via recently installed half glazed composite door with stained glass inset, central heating radiator, stairs leading to first floor. Door into airing cupboard housing the Worcester oil fired combi boiler.



Front Double Bedroom 1

10' 4" x 12' 0" (3.15m x 3.66m) with double glazed window to front, central heating radiator, built in cupboard.



Rear Double Bedroom 2

10' 5" x 12' 0" (3.17m x 3.66m) with double glazed window to rear overlooking the garden, central heating radiator, built in cupboards, TV point.



Bathroom

8' 8" x 10' 5" (2.64m x 3.17m) with a 3 piece white suite comprising of a panelled bath with mains rainfall shower above and pull out head, dual flush w.c. pedestal wash hand basin with hot and cold taps, frosted window to rear, laminate flooring, tiled walls, central heating radiator.



Front Lounge

15' 0" x 10' 6" (4.57m x 3.20m) with a Dimplex real flame electric fireplace with mahogany ornate surround on a tiled hearth, coving to ceiling, double glazed window to front, central heating radiator, 5'5" french doors into -



Conservatory/Sun Room

9' 9" x 11' 7" (2.97m x 3.53m) with double glazed floor to ceiling windows, patio doors to rear garden, central heating radiator, polycarbonate roof.





Kitchen

17' 10" x 8' 5" (5.44m x 2.57m) with range of fitted base and wall cupboard units with formica working surfaces above, Leisure dual fuel range oven with electric oven with 7 ring gas hob above, tiled splash back on a stainless steel drainer sink, space for American fridge freezer, double glazed window to side, velux window to rear, central heating radiator.



FIRST FLOOR

Loft Room

32' 9" x 9' 6" (9.98m x 2.90m) spanning the length of the property, a great storage area or overflow accommodation.



EXTERNALLY

Attached Garage

22' 0" x 11' 2" (6.71m x 3.40m) with up and over door and electricity connected.



To the Front

Accessed via a gated driveway laid to tarmac with ample private parking for several cars. Also lawned garden area with mature hedging to boundary and pathways leading to the side.



To the Rear

A lovely enclosed paved patio area laid to slabs, raised decking making a lovely seating area also with a greenhouse to side and low maintenance lawn area.



Workshop

19' 6" x 6' 0" (5.94m x 1.83m) Timber construction with power connected and work benches.





TENURE

The property is of Freehold Tenure.

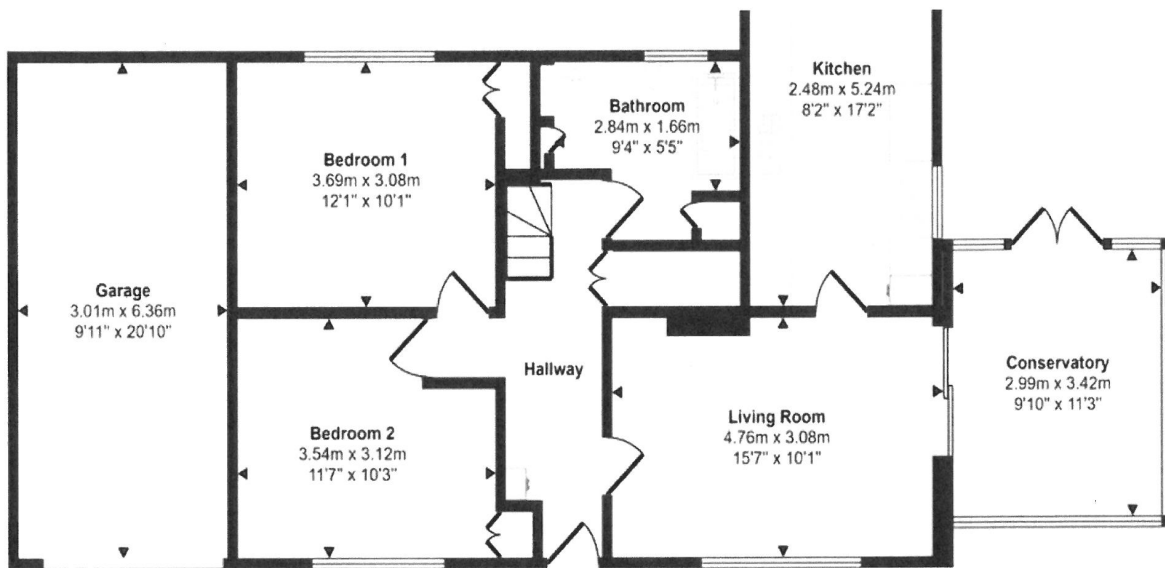
MONEY LAUNDERING

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

We are advised that the property benefits from mains water, electricity and drainage.

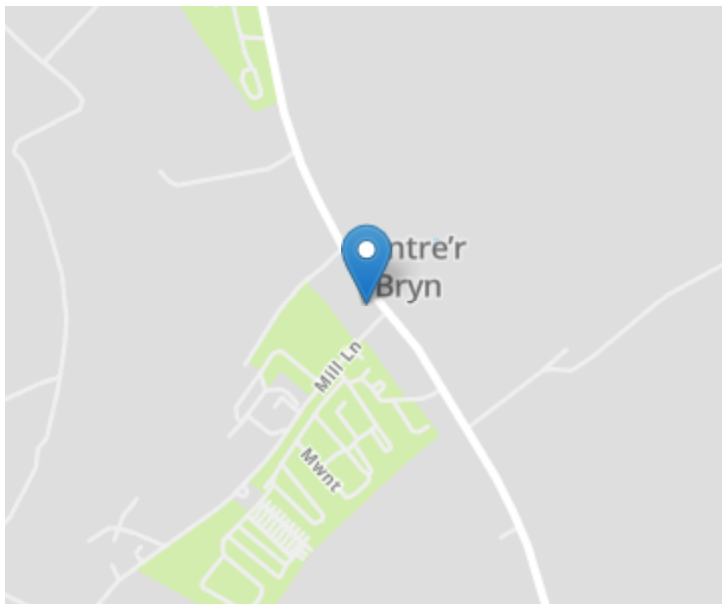
Council Tax Band C.



Ground Floor
Approx 100 sq m / 1074 sq ft

Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Synod Inn. At Synod Inn turn right onto the A486 New Quay road. Keep on this road passing a chapel on the left hand side and Brownhill Caravan Park. After you pass the caravan park you will see a turning to your left but carry straight on and the entrance to the property is the second on the left as identified by the agents for sale board.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



Regulated by

RICS[®]