

*Deceptively spacious 2 Bed (En suite) Detached Bungalow in a sought after cul de sac. Llanarth  
Near New Quay - West Wales.*



**5 Swn Y Llethi, Llanarth, Ceredigion. SA47 0NY.**

**£225,000**

**R/4588/RD**

\*\*Deceptively spacious 2 Bed (En Suite) Detached Bungalow\*\*Sought after cul de sac\*\*Convenient village location\*\*Only 2 miles from the coastal resort of New Quay and its sandy beaches\*\*Detached Garage\*\*Benefiting from Double Glazing and Central Heating\*\*Lovely mature garden and grounds\*\*Private parking for 3 vehicles\*\*In need of some modernisation\*\*

The property comprises of Ent Porch, Ent Hall, Front Lounge, Rear Kitchen, Dining Room, Utility Room, 2 Double Bedrooms, 1 En Suite, Family Bathroom. Detached Garage.

The property is located within a private cul de sac in the convenient village of Llanarth which is located on the A487 main trunk road linking North and West Wales. The village offers a good range of facilities including village shop, post office, petrol station, public house, popular primary school, places of worship and excellent public transport connectivity. The coastal village of New Quay is some 2 miles from the property on the Cardigan Bay coastline offering a range of local cafes, bars, restaurants, doctor surgery, sandy beaches and access to the All Wales coastal path. The Georgian Harbour town of Aberaeron is some 4 miles to the North offering a wider range of day to day services. The strategic towns of Aberystwyth and Cardigan are an equi distant 30 minutes drive from the property.



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

## ENTRANCE PORCH

Access via a double uPVC panelled door, windows overlooking front garden.



## ENTRANCE HALLWAY

18' 0" x 3' 5" (5.49m x 1.04m) with wooden door with glazed panel leading into an 'L' shaped hallway, central heating radiator.



## LIVING ROOM

16' 6" x 12' 4" (5.03m x 3.76m) with double glazed windows to front, central heating radiator, TV socket, gas fire and fireplace surround.





### REAR KITCHEN

8' 5" x 13' 4" (2.57m x 4.06m) with a range of base and wall cupboard units, Formica working surfaces above, electric oven and induction hob, extractor hood, inset 1 1/2 drainer sink, glazed exterior door, double glazed window to rear, central heating radiator, tiled flooring, tiled splashback and plumbing for dishwasher.



### UTILITY ROOM

5' 4" x 3' 6" (1.63m x 1.07m) with a range of base and wall units, plumbing for washing machine, housing Grant oil

boiler, external door leading to garden.



### DINING ROOM

10' 3" x 12' 3" (3.12m x 3.73m) with sliding patio doors to garden, multiple sockets and radiator.



### BATHROOM

7' 6" x 8' 1" (2.29m x 2.46m) with panelled bath, single wash-hand basin, vanity unit, WC, front window, airing cupboard, vinyl flooring, radiator.



## FRONT BEDROOM 1

10' 4" x 9' 7" (3.15m x 2.92m) double bedroom, double glazed window to front, fitted wardrobe units, central heating radiator.



## REAR BEDROOM 2

9' 7" x 12' 2" (2.92m x 3.71m) double bedroom, double glazed window to rear, fitted wardrobe units, door into:-



## EN SUITE

Enclosed shower, WC, single wash hand basin, vanity unit.



## EXTERNALLY

### TO THE FRONT

To the front is a private driveway for 2-3 cars, area laid to lawn.





## DETACHED GARAGE

Block construction under a slated roof with steel up/over doors, pedestrian door and a concrete base.



## TO THE REAR

Fully enclosed rear garden with 6' panel fencing and side walls, part decking area, predominantly laid as a rear patio with decorative gravel in places and housing the oil tank.



## **MONEY LAUNDERING REGULATIONS**

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**

The property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.

Council Tax Band - E (Ceredigion County Council)

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

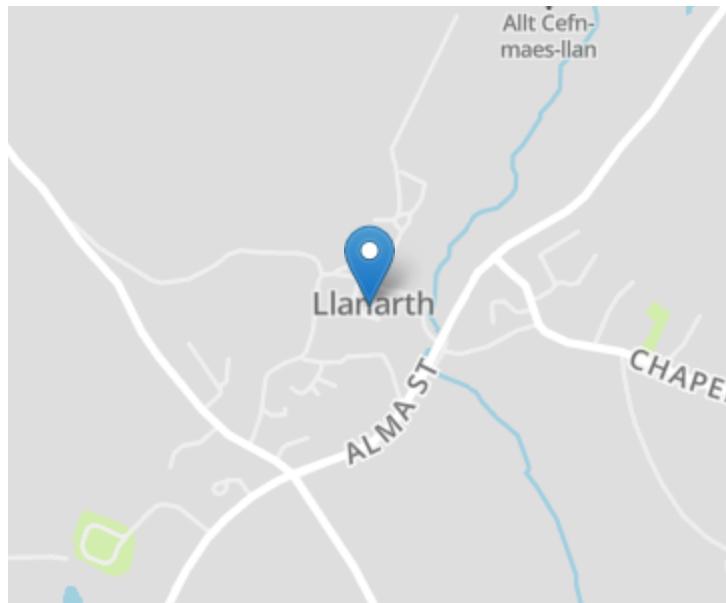
Any risk of coastal erosion? No

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 South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right alongside the Llanina Arms Hotel then after 50 yards take a 2nd right hand turning just before a stone built church hall. Turn up this road and follow the road around to the right hand side, take the second turning right at the next bend and then turn right into Swn y Llethi Estate. Follow the road and the property will be seen up on the right hand side identified by the Agents for sale board

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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