

An immaculately presented 2 bedroom detached bungalow. Popular semi-rural village of Rhydlewis, Llandysul, West Wales



The Lodge, Rhydlewis, Llandysul, Ceredigion. SA44 5RE.

£295,000

R/4185/ID

**** A most pleasant 2 bedroom, detached bungalow ** Situated in spacious garden & grounds ** Immaculately presented throughout ** Popular semi-rural village of Rhydlewis ** Only 15 minute drive to the Cardigan Bay coast at Llangrannog, Aberporth & Penbryn ** Detached workshop/double garage ** Good quality fixtures & fittings throughout ** Double glazing and recently installed electric heating ** Borders open fields ****

Property comprises of - Entrance Porch, Kitchen/Dining Room, Lounge area, Sunroom, 2 Double Bedrooms, Modern Shower Room.

The property is situated in the popular in the semi-rural village of Rhydlewis within a bustling community with an active community hall, nearby is the village of Brynhoffnant with its award winning village shop and petrol station, public house and community primary school. The larger town of Cardigan is some 20 minutes drive to the south with supermarkets, comprehensive school, sixth form college, leisure facilities, community hospital and traditional high street offerings. Property is some 15 minute drive from the renowned heritage Cardigan Bay coastline at Aberporth, Tresaith and Penbryn.



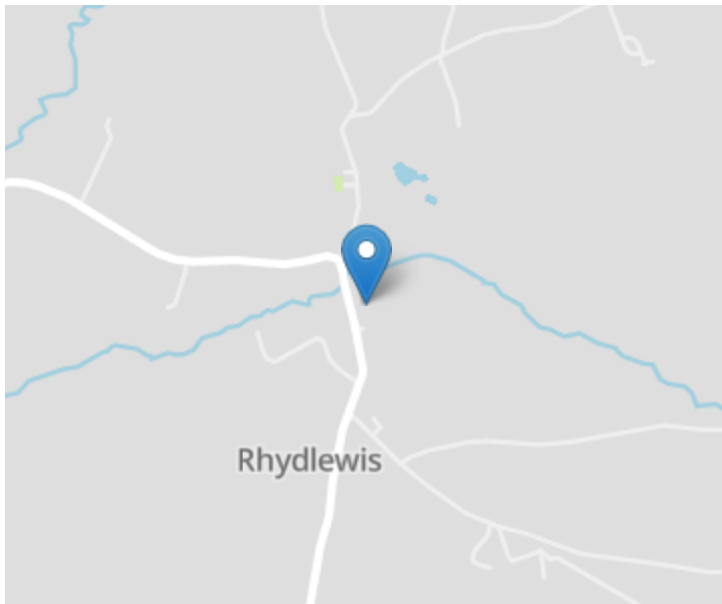
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Kitchen/Dining Room



Entrance Porch/Utility



12' 0" x 6' 6" (3.66m x 1.98m) via a half glazed composite door, dwarf wall construction with double glazed uPVC units. Fitted cupboard units, plumbing for automatic washing machine, laminate flooring, spotlights to ceiling. Door leading to -



11' 0" x 20' 8" (3.35m x 6.30m) 11' " x 20' 8" with a range of fitted and base wall cupboard units with some display units and Formica working surfaces above, inset double oven and grill with 4 ring gas hob, extractor hood, inset 1 1/2 stainless steel drainer sink with mixer taps. Integrated appliances include : dishwasher and fridge freezer. Tiled splash-back, double glazed window to rear, spotlights to ceiling, laminate flooring, 7'6" archway with split level steps leading down to -



Front Sitting Room



13' 3" x 17' 0" (4.04m x 5.18m) with a gas burning stove on a slate hearth (currently decommissioned). Bay window to front with stained glass circular window to side. Engineered oak flooring, wall lights, picture rail, covings, bookshelves. French doors leading to -





Conservatory/Sun Room



13' 4" x 17' 0" (4.06m x 5.18m) of dwarf wall construction and uPVC double glazed panel surround, tiled flooring, polycarbonate roof, spotlights to ceiling, wall lights, 2 radiators. Door into -

Passageway

13' 2" x 4' 0" (4.01m x 1.22m) with access to cupboard of shelving with door leading to -

Airing Cupboard

Which houses the hot water tank.

Front Double Bedroom 1



9' 5" x 10' 5" (2.87m x 3.17m) with double glazed window to front looking into the conservatory, laminate flooring, electric radiator, double doors into built in cupboard.

Rear Double Bedroom 2



9' 4" x 8' 3" (2.84m x 2.51m) with double glazed window to rear overlooking the garden. Electric heater, double doors

into built in cupboard.

Modern Shower Room



5' 0" x 7' 0" (1.52m x 2.13m). A modern white suite comprising of a walk in shower unit with mains rainfall shower above and pull out head, gloss white vanity unit with inset wash-hand basin, low level flush WC, stainless steel heated towel rail, luminous mirror unit, tiled floor and tiled walls, spotlights to ceiling, extractor fan, frosted window to rear.

EXTERNALLY

The property sits in its own generous garden and grounds.

To the front



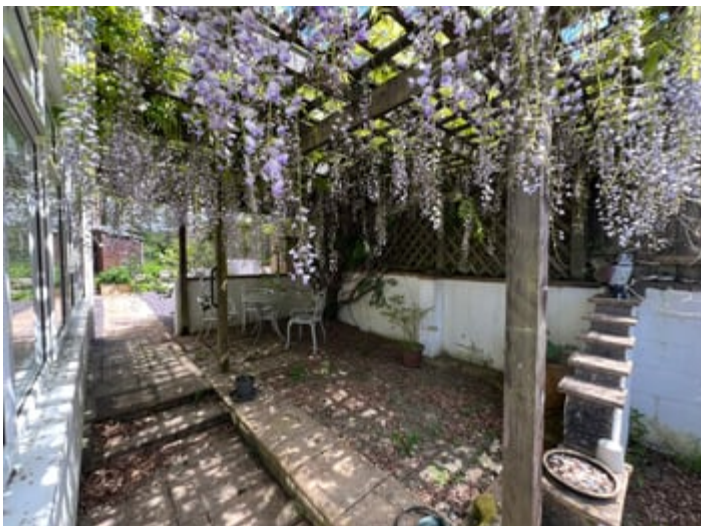
Is a gated driveway leading to ample parking and turning space for multiple cars. Paved driveway/patio area with mature conifers to front providing privacy and flower and shrub beds to boundary which leads to -

Double Garage/Workshop



19' 5" x 21' 5" (5.92m x 6.53m) with electric up/over doors, 3 double glazed windows to the side, concrete flooring, power connected and access hatch to loft for storage.

To the side -



Is a lovely pergola with flowers making a delightful shaded patio area, patio slabs which lead onto -



Rear Garden



Which is mostly laid to lawn with many mature shrubs, flowers and trees to boundary and also has a -

Summer House



9' 5" x 8' 0" (2.87m x 2.44m) of timber construction with electricity connected.

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. Electric heating system. LPG gas for hobs.


Council Tax Band : C (Ceredigion County Council)

Tenure : Freehold

PLEASE NOTE : There has been a previous planning application to extend the property to a second floor which was granted in 2016 with the Application Number - A151036.

Directions

Travelling on the main A487 coast road south-west towards Cardigan. At Brynhoffnant village turn left onto the B4334 Rhydlewis road. Follow this road into the village of Rhydlewis, keep right, crossing over the river bridge and carry straight on for approximately 300 yards and the property can be found behind the conifer hedgerow on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

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