

A delightful 4 bedroom detached bungalow set within a commodious plot with supporting modern workshop/outbuilding. Llwyndafydd near Cwmtedu/New Quay - West Wales.



Derllys, Llwyndafydd Road, Near New Quay, Ceredigion. SA44 6BT.

£390,000

Ref R/5010/RD

****Delightful 4 bed detached bungalow**Outstanding countryside views**Set within a commodious plot**Private parking**Useful rear workshop/storage shed**Separate garage and workshop**South and west facing garden enjoying countryside views**4 bedroom accommodation**Modern kitchen and bathroom**5 minutes drive to Cwmtedu and New Quay**A peaceful setting and ideal for those seeking a change of pace in life**An opportunity to run your own business at home (stc)**A wonderful offering onto the market place that must be viewed to be appreciated****

The property is situated within the upper levels of the village of Llwyndafydd within a small cluster of bungalows surrounded by rural agricultural fields. The village of Caerwedros nearby offers active community hall and places of worship. The nearby village of Cross Inn offers village shop and post office, public houses, public transport connections, with a primary school at Synod Inn, less than 10 minutes drive of the property. The fishing village of New Quay is within a 5 minutes drive offering a wider range of amenities including doctors surgery, local shop, cafes, bars, restaurants and sandy beaches. The sandy cove of Cwmtedu is 5 minutes west of the property.



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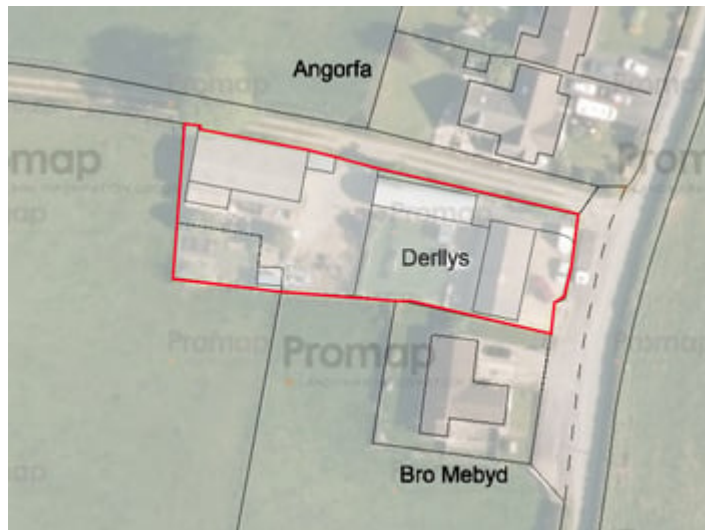


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GENERAL



An impressive 4 bedroom bungalow available for the first time in 30 years.

The property offers comfortable 4 bedroom accommodation with a good standard of living accommodation. The bungalow is set within a deceptively spacious plot with ample off road parking for 4+ vehicles. Rear garden, predominately laid to lawn with raised decking area from the lounge overlooking the adjoining fields enjoying a south and west aspect.

To the side of the property is an useful garage and workshop supported by a large purpose built workshop and storage shed located along the adjoining lane which presents opportunities to work from home or those seeking hobby space within their property.

The accommodation provides more particularly -

Entrance Hallway



9' 4" x 10' 2" (2.84m x 3.10m) accessed via glass panel upvc door. Boiler room and cloak room, radiator, electric socket.

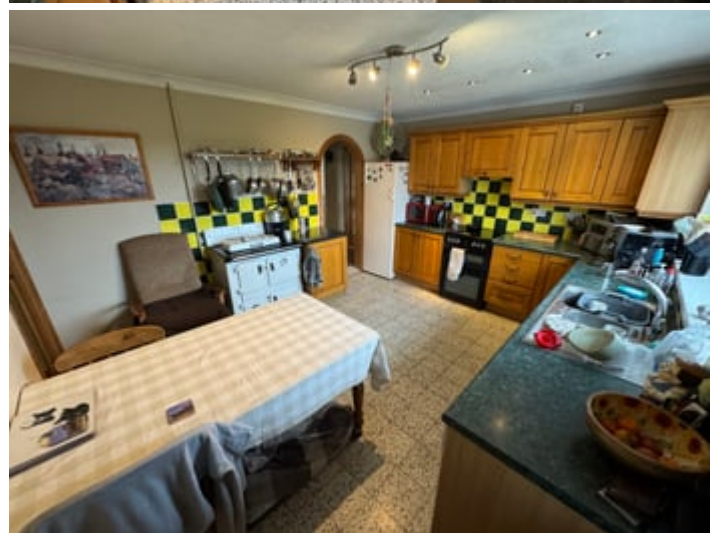
Lounge

11' 6" x 24' 4" (3.51m x 7.42m) with log burner on slate hearth, tv point, patio door to garden and decking area with views over the countryside, window to front, oak flooring, radiator, multiple sockets.





Kitchen





11' 3" x 13' 9" (3.43m x 4.19m) with a range of oak base and wall units, formica worktop, washing machine connection 1½ stainless steel sink and drainer with mixer tap, space for electric cooker with extractor over, window to garden with countryside views. Space for dining table, tiled flooring, white oil rayburn (used for hot water and cooking). Door into utility room. Connecting door into -

Inner Hallway



With access to loft and all bedrooms.

Front Bedroom 1



12' 4" x 10' 2" (3.76m x 3.10m) a double bedroom, window to front, radiator, multiple sockets.

Front Bedroom 2



9' 8" x 9' 8" (2.95m x 2.95m) window to front, multiple sockets, radiator, fitted shelving.

Front Bedroom 3



12' 8" x 12' 4" (3.86m x 3.76m) a double bedroom, window to front, multiple sockets, radiator.

Rear Bedroom 4



12' 4" x 11' 4" (3.76m x 3.45m) a double bedroom, window to garden, oak effect flooring, multiple sockets, radiator.

Bathroom

7' 5" x 8' 4" (2.26m x 2.54m) a modern white suite including 5'3" walk in shower with side glass panel, tiled flooring, single



wash hand basin, vanity unit, w.c. heated towel rail, rear window, airing cupboard with hot water cylinder.



Rear Porch



With step down from the kitchen with glass door to side and side pedestrian door to garden area, tiled flooring. Door into -

Utility Room



10' 5" x 5' 8" (3.17m x 1.73m) with washing machine connection point, tiled flooring, side window, multiple sockets, corner Belfast sink.

EXTERNALLY

To the Front



The property is approached from the adjoining county road to a gravelled forecourt area with ample space for 4+ vehicles to park and connecting driveway leading through to -

Garage





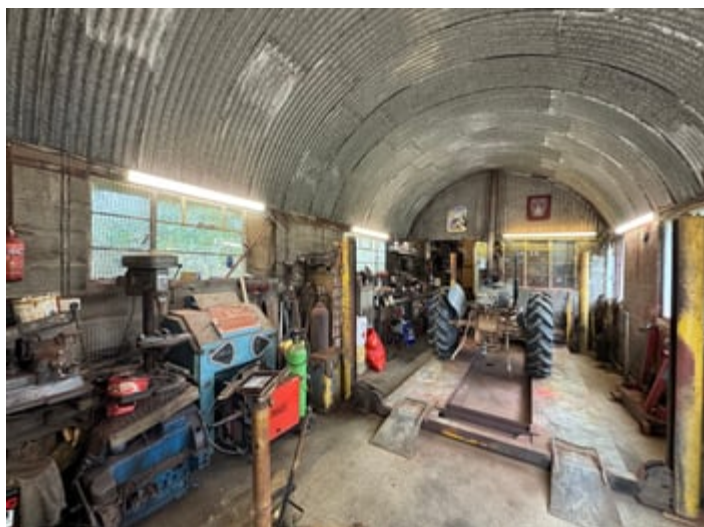
26' 0" x 14' 2" (7.92m x 4.32m) of timber frame construction being zinc clad with curved roof, double timber doors to front area currently used as a gym and storage space with connecting door into -

Stock Room



14' 2" x 10' 6" (4.32m x 3.20m) with a range of shelving, step down into -

Workshop



28' 0" x 14' 2" (8.53m x 4.32m) with dual aspect windows to



side, double timber doors to rear with concrete base, zinc roof, multiple sockets.

Timber Shed

6' 0" x 8' 0" (1.83m x 2.44m).



Rear garden area



Predominately laid to lawn with mature planting to borders, raised decking area enjoying the south and west aspect with views over the adjoining fields.

Rear Yard/Storage Area.

Accessible from the adjoining lane with full rights of way access leading into a yard/storage area.



Extended Garden

With raised flower beds, mature planting and part laid to lawn.

Aluminium Glasshouse 8' x 6' on a concrete base.

Timber shed - 8' x 12' on concrete base.



Steel Frame Shed



60' 0" x 30' 0" (18.29m x 9.14m) with double steel doors to front currently used for storage purposes with part mezzanine flooring of block construction with box profile cladding to side and cement fibre roof.

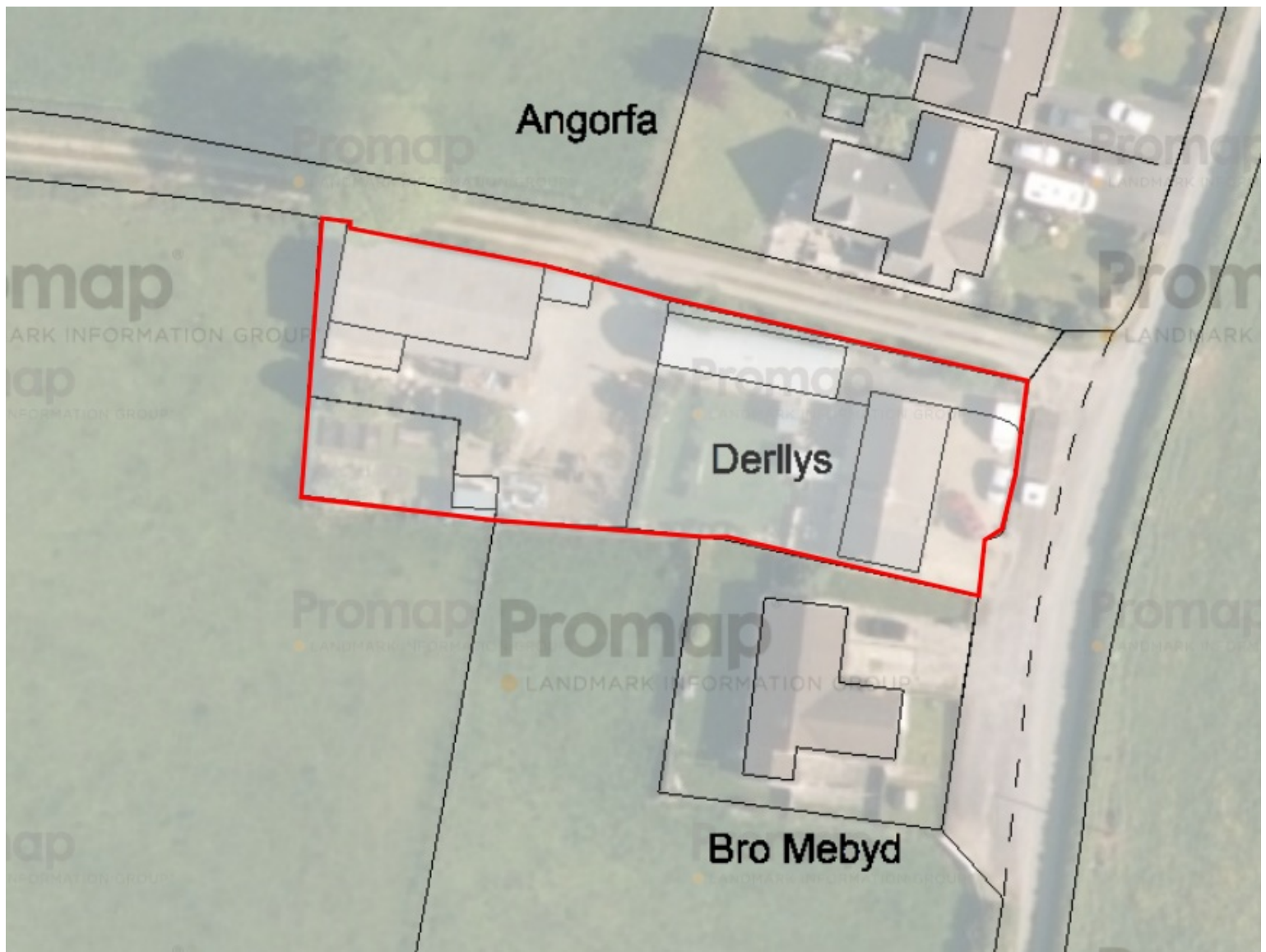
This has potential for home working as a workshop space (stc).

Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band - D (Ceredigion County Council).



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

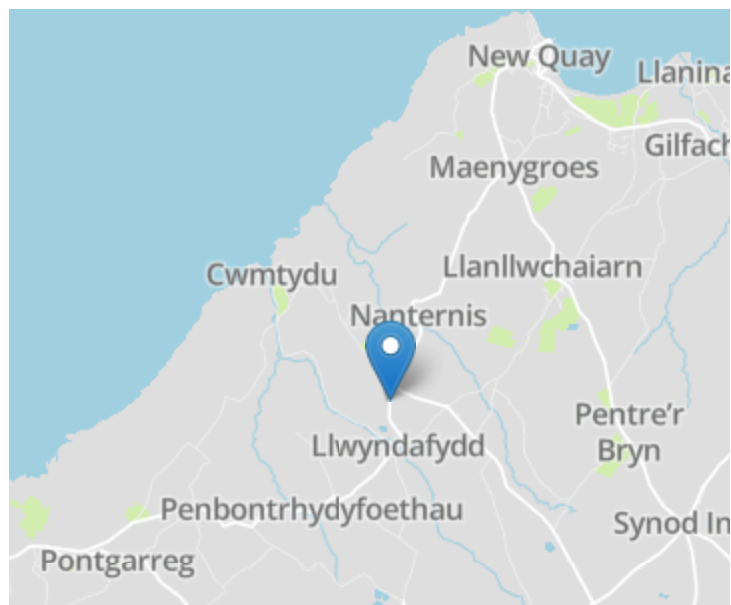
Any risk of coastal erosion? No

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 Synod Inn travel south on the A487 sign posted Cardigan, after 1 mile or so you will reach a crossroads with a church, take the right hand turning sign posted Caerwedros and follow this road for approximately 2 miles, continuing through the crossroads at Caerwedros village centre, passing the village hall on your right hand side until you reach the next junction.

Take the left hand turning sign posted Llwyndafydd, continue for approximately 200 yards and the property is located on the right hand side as identified by the agents for sale board.

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

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