

*A most attractive 4 bedroom, detached bungalow set in 2.1 acres of grounds. Located in the sought after coastal village of Llanarth, Near New Quay, West Wales.*



Westside, Llanarth, Ceredigion, West Wales. SA47 0NP.

£479,000

R/4885/ID

**\*\* Most attractive 4 bedroom detached bungalow set in 2.1 acres of manicured garden & grounds \*\* Located on the edge of the popular coastal village of Llanarth near New Quay \*\***  
Only 3 miles from the Cardigan Bay coastline and access to all the renowned sandy beaches **\*\* Deceptively spacious and well presented accommodation \*\* Ample private parking \*\* 3**  
garages **\*\* Recently modernised including a new kitchen and bathroom suites \*\* Potential to split into 2 with a self contained annexe \*\***

Accommodation provides - Front Entrance Hall, Front Lounge, Kitchen/Dining Room, Main Bathroom, 3 Bedrooms (2 en-suite). Can be split to provide a Self Contained Annexe which provides a spacious Lounge/Dining Room, Kitchen, Bedroom (with en-suite) and walk-in wardrobe.

The property is situated in the village of Llanarth, a convenient position along the A487 coast road. The village offers an excellent array of services including popular local primary school, public house/hotel, village shop, petrol station, garden centre, places of worship and village hall. Having good public transport connectivities and being on a bus route. The Georgian harbour town of Aberaeron being 4 miles north offering a range of facilities and services including local cafes, bars, restaurants, secondary school, local shops and integrated health centre. The harbour town of New Quay is some 3 miles to the west along the Cardigan Bay coastline with its array of popular sandy beaches and access to the All Wales Coastal Path.



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### Front Entrance Porch - via

Hardwood door with double glazed windows to side and rear and door leading to -



### Front Lounge

19' 7" x 11' 7" (5.97m x 3.53m) with oak flooring, LPG real flame fire with marble ornate surround and hearth, patio doors to side and space for dining table.



### Inner Hallway

Door to walk-in cloak cupboard housing the LPG gas central heating boiler. Leading to -

### Open Plan Kitchen/Dining Room

21' 0" x 10' 3" (6.40m x 3.12m) modern kitchen comprising of gloss fitted base and wall cupboard units with quartz working surfaces above. 1 1/2 inset stainless steel sink with pull out mixer tap, 4 ring induction hob with extractor hood, eye level NEF fan assisted oven, cupboard base units to house dishwasher, washing machine, tumble dryer and microwave and tiled floor. Double glazed window to front and side, external door, spotlights to ceiling, space for dining table, oak flooring and central heating radiator.





## Main Bathroom

Modern 4 piece suite comprising of an enclosed shower unit with mains shower above, panelled bath with hot and cold taps, vanity unit with inset wash-hand basin, dual flush WC, fully tiled walls and floors, frosted window to side.



## Bedroom 1

12' 0" x 9' 10" (3.66m x 3.00m) with central heating radiator, double glazed window to side, door into -



### En-suite

11' 8" x 6' 6" (3.56m x 1.98m) with a modern white suite comprising of a walk in shower unit with mains shower above, vanity unit with inset wash-hand basin, low level flush WC, frosted window to rear, central heating radiator, tiled flooring and spotlights to ceiling.



### Bedroom 2

16' 9" x 9' 10" (5.11m x 3.00m) with double glazed window to side and 2 central heating radiators.



### Office/Study/Bedroom 3

10' 0" x 7' 0" (3.05m x 2.13m) a single bedroom currently used as an office with central heating radiator and double glazed window to side.



### Potential Annexe

A recently erected extension enlarging the property, however, could be used as a self-contained annexe and provides -

### Attractive Living Room

20' 8" x 14' 2" (6.30m x 4.32m) with open vaulted ceiling, bi-folding doors to rear with lovely views over the grounds, double glazed window to rear, oak flooring, bespoke made recess space for wall mounted television with storage space behind, 2 x central heating radiators and door leading to -

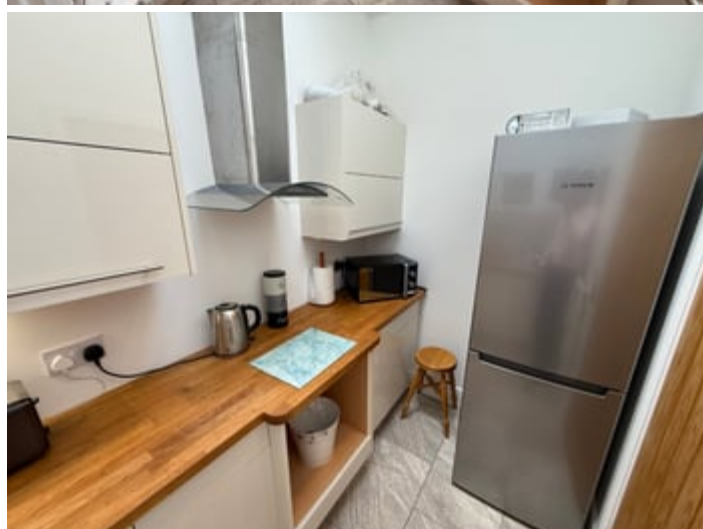






## Kitchen

9' 6" x 5' 6" (2.90m x 1.68m) with a modern range of base and wall cupboard units with oak working surfaces above and stainless steel single drainer sink with mixer tap, Velux window, cooker point and extractor fan, tiled flooring and door into -



## Principal Bedroom Suite



15' 10" x 9' 10" (4.83m x 3.00m) a spacious suite with double glazed window to side, central heating radiator, spotlights and door into mirrored walk-in dressing room with fitted





wardrobes, door into -

### En-suite

Which provides full length vanity unit with inset wash-hand basin and concealed WC, walk in shower unit with mains shower above, tiled walls and floor, frosted window to side, spotlights to ceiling, central heating radiator and heated towel rail.



### Side Conservatory

14' 6" x 14' 3" (4.42m x 4.34m) of dwarf wall construction,

patio doors to front and uPVC door to side, blue self-cleaning glass roof and tiled flooring.





## EXTERNALLY



One of the main attractions of the property is its attractive landscape garden and grounds which extends to some 2.1 acres, approached initially by a shared access driveway which leads to an ample private parking and turning area and has access to 3 garages of corrugated construction with up/over doors.

### Garden & Grounds

The property offers extensive lawned areas with a variety of trees, shrubs, flowers, hedge rows all making a lovely space to enjoy the sunshine, there is also an attractive patio area. On the opposite side of the access driveway is an extensive grassed area which has the potential of creating a paddock perfect for keeping animals should someone wish to.

PLEASE NOTE : The property occupies a shared driveway with Llanina Caravan Park (which is a small touring caravan site).









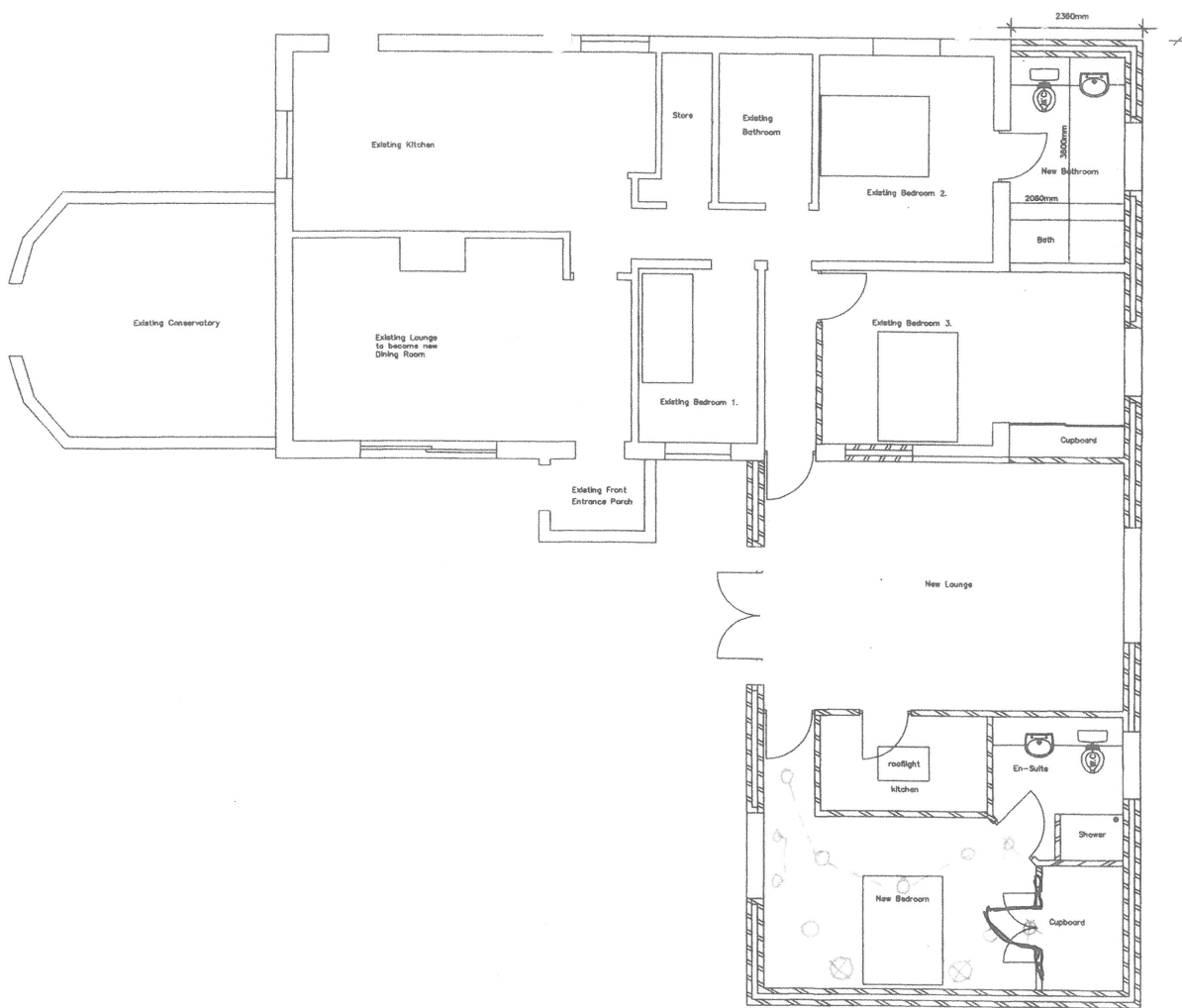
## Services

The property benefits from mains water, electricity and private drainage to a septic tank. LPG gas central heating.

Tenure : Freehold.

Council Tax Band : E (Ceredigion County Council).







## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (53)

**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

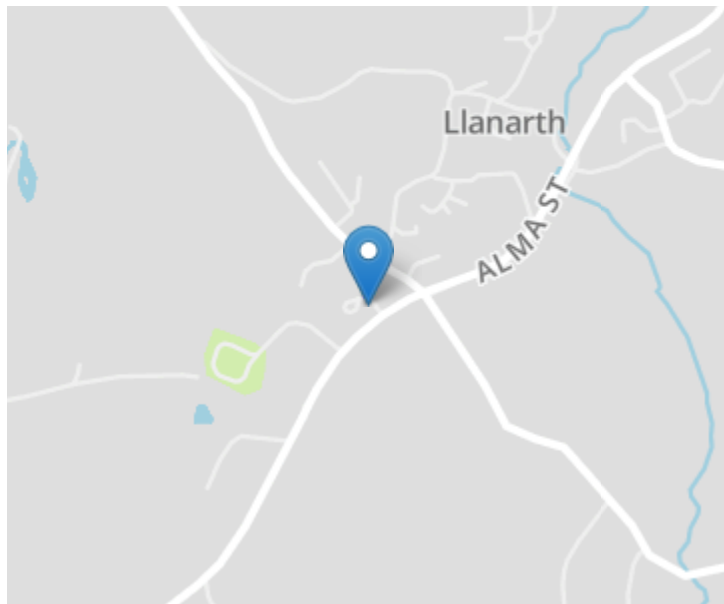
**Is the property listed?** No

**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?** Yes






### Directions

From Aberaeron proceed on the A487 south and continue through the village of Llanarth and just after passing the filling station, take the next right hand turning and the property is the second on the right hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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