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Since 1989

*A most attractive 3 bed detached bungalow, situated in large garden and grounds. Caerwedros
Near New Quay - West Wales.*



Tawelfan Caerwedros, New Quay, Ceredigion. SA44 6BS.

Ref R/3958/ID

£385,000

****A most attractive 3 bed (2 bath) detached bungalow**Set within large garden and grounds**Recently modernised and refurbished to a high standard**Excellent standard of living space**Spacious detached garage**Private off road parking**Extended south facing rear garden area**Central village location**Only a 10 minute drive from the Cardigan Bay coast**Recently installed double glazing and new oil fired central heating Boiler****

The property comprises of Ent Porch, L Shaped Hallway, Front Lounge, Kitchen/Dining Area, Utility Room, Shower Room, Rear Porch, 3 Double Bedrooms and Bathroom.

The property is situated within the coastal village of Caerwedros, near to Nanternis and Llwyndafydd. Less than 2 miles from the sea at the picturesque secluded cove of Cwmttydu. An easy reach of the coastal resort and seaside fishing village of New Quay and some 10 miles from the Georgian Harbour town of Aberaeron. Being an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



Front Lounge

GENERAL

Since acquiring the property in 2019 the current vendors have invested substantial time and money in a full modernisation and refurbishment of this property. No expense has been spared on new double glazed windows, external doors, central heating boiler, kitchen and bathroom etc.

The accommodation provides as follows -

Entrance Porch



7' 2" x 4' 8" (2.18m x 1.42m) via composite half glazed door with glazed side panels, glazed door into -

L Shaped Hallway

6' 11" x 25' 6" (2.11m x 7.77m) with central heating radiator, BT point, multiple sockets, airing cupboard. Access hatch to Loft. Glazed door into -





17' 10" x 11' 11" (5.44m x 3.63m) a good sized family lounge area with double glazed window to front, inset woodburning stove, on a slate hearth, central heating radiator, alcove to both sides, glass double doors into -

Kitchen/Dining Area



22' 2" x 13' 9" (6.76m x 4.19m) with a modern kitchen comprising of a Grey base and wall cupboard units with formica working surfaces above, Bosch electric oven and grill, 4 ring induction hob with extractor hood above, integrated appliances include a dishwasher, fridge and freezer. Stainless steel 1½ drainer sink, wood effect laminate flooring, double glazed window overlooking rear garden, central heating radiator. Space for 6 seater dining table,

7'5" Archway into -

Family Living Area / Dining Area

(This area is currently used as a 'cosy' lounge). Recently installed bi-fold doors out to rear garden, central heating radiator, TV point.



Utility Room

7' 7" x 12' 2" (2.31m x 3.71m) With Cream base units, stainless steel sink and drainer, quarry tiled flooring, washing machine connection, multiple sockets.



Shower Room

30' 0" x 8' 11" (9.14m x 2.72m) with 900 mm corner shower cubicle with Mira electric shower above, Gloss Grey vanity unit with inset wash hand basin, low level flush w.c. frosted window to rear, extractor fan.





Rear Porch

Of block walls and upvc construction with composite rear door to garden.



Front Double Bedroom 1

14' 2" x 9' 11" (4.32m x 3.02m) with double glazed window to front, central heating radiator, multiple sockets.



Front Double Bedroom 2



14' 0" x 14' 3" (4.27m x 4.34m) (L Shaped) with double glazed window to front, central heating radiator, multiple sockets.

Rear Bedroom 3

12' 2" x 7' 8" (3.71m x 2.34m) with dual aspect windows to rear and side, central heating radiator, multiple sockets, laminate flooring (Currently used as an office).

Main Bathroom



7' 2" x 7' 11" (2.18m x 2.41m) having a recently installed White suite comprising of a panelled bath with mixer tap and shower head above, pedestal wash hand basin, dual flush w.c. central heating radiator, illuminous mirror, tile effect shower boards, wood effect vinyl flooring, frosted window to side.

EXTERNALLY

Detached Garage

Of block construction with concrete base, steel up and over door, side door to garden, rear window, multiple sockets.



To the Front

The property is accessed from the adjoining county road to a tarmac forecourt with ample space for parking and turning, extended area laid to lawn.





To the Rear

A notable feature of the property is its south facing private rear garden bound by mature trees and hedgerows with great care and attention having been made to create a wonderful garden space with an array of mature shrub planting.

Large vegetable garden with raised beds.

8' x 10' Greenhouse.





NOTE -

Since the Energy Performance Certificate (EPC) was conducted there is a new central heating boiler and new double glazing fitted at the property.

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. Oil Fired Central Heating. Fibre Optic Broadband.

Council Tax Band E.

Directions

From Aberaeron proceed south-west on the A487 coast road through the village of Synod Inn for a further ½ a mile, turn at next crossroads right alongside the small Church towards Caerwedros. Follow this road into the village of Caerwedros, carry straight on at crossroads and within some 50 yards the property is located on the left hand side.