

Regulated by:



Since 1989

Deceptive Spacious 3 Bed Detached Bungalow with glorious sea views to rear. Located in the popular village of Nebo Near Llanon - West Wales.



Shepherds Lodge, Nebo, Llanon, Ceredigion. SY23 5LF.

Ref R/3771/ID

£279,000

****A deceptively large 3 bed detached bungalow**Glorious views over open countryside and as far as the coast at Cardigan Bay**3 Double Bedrooms (1 En Suite)**Detached Single Garage**Tarmacadamed driveway with private parking up to 4+ vehicles**Convenient village location**Nearby country walks and short drive to the Cardigan Bay coastline at Llanon and Llanrhystud**Oil Fired Central Heating and Double Glazing throughout**Comfortable level of living accommodation****

The property comprises of Front Ent Porch, Ent Hall, Front Lounge, Kitchen/Dining Room, Utility Room, Shower Room, 3 Double Bedrooms (1 En Suite), Family Bathroom.

The property is situated in the rural village of Nebo being on the fringes of Cross Inn with its village shop, public house and children's creche. The Coastal villages of Llanrhystud and Llanon are all within some 10 minutes drive offer local primary schools, villages shops and post offices, petrol stations, public houses, good public transport connections. Access to local beaches and being only a 20 minute drive the University town of Aberystwyth with its wider range of amenities.



THE ACCOMMODATION

Front Entrance Porch



5' 6" x 5' 4" (1.68m x 1.63m) with glazed double doors, glazed window to side, quarry tiled flooring.

Entrance Hall

15' 0" x 5' 0" (4.57m x 1.52m) via half glazed upvc door, central heating radiator, built in airing cupboard.



Front Lounge

15' 0" x 16' 5" (4.57m x 5.00m) with LPG Gas fire and surround, large double glazed window to front and side, central heating radiator, wall lights.





Kitchen/Dining Room

14' 8" x 16' 5" (4.47m x 5.00m) with a range of base and wall cupboard units with Formica working surfaces above, Belling electric oven, 4 ring electric hobs above, pull out extractor hood, stainless steel single drainer sink, Hotpoint dishwasher, space for tall fridge freezer, tiled splash back, double glazed window to side, sliding patio doors to the rear with sea views.



Utility Room

6' 3" x 10' 0" (1.91m x 3.05m) with base and wall cupboard units, Worcester oil fired combi boiler, plumbing for automatic washing machine, stainless steel drainer sink, half glazed exterior door to rear garden.



Shower Room



8' 4" x 6' 7" (2.54m x 2.01m) a recently installed walk in shower unit with Triton electric shower above, low level flush w.c. pedestal wash hand basin, tiled floors, half tiled walls, heated towel rail, frosted window to rear.

Front Double Bedroom 1



9' 8" x 11' 0" (2.95m x 3.35m) with a double glazed window to front, central heating radiator, built in cupboard unit.

Front Double Bedroom 2

11' 3" x 12' 9" (3.43m x 3.89m) double glazed window to front, central heating radiator, built in cupboard unit.



Rear Bedroom 3





11' 5" x 12' 8" (3.48m x 3.86m) with double glazed window to rear with sea views, central heating radiator. Door into -

En Suite Shower Room

8' 4" x 5' 3" (2.54m x 1.60m) having a White suite comprising of a corner shower unit with a Triton electric shower unit over, vanity unit with inset wash hand basin, low level flush w.c. heated towel rail, frosted window to rear.



EXTERNALLY

To the Rear

To the rear is a lovely rear garden split between a patio area laid to slabs and a level lawned area having a lovely country aspect with views over open countryside towards the sea and Cardigan Bay.

12' x 6' Cedarwood Garden Shed.





Single Garage

10' 5" x 18' 5" (3.17m x 5.61m) of cavity wall construction under a slate roof. Up and over door, concrete flooring, power connected.



To The Front

To the front is a large tarmac driveway with parking for 4-5 cars. The front garden is laid to lawn with shrubs to boundary.



TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water. Mains Electricity. Mains Drainage. Oil fired central heating.

Council Tax Band E.

Directions

We are informed the property benefits from Mains Water. Mains Electricity. Mains Drainage. Oil fired central heating. Telephone subject to BT transfer regulations. Broadband available. Double glazing.

Directions

From Llanrhystud on the A487 proceed east on the B4337 signposted Lampeter. Continue along this road for approximately 3 miles travelling uphill past the entrance to Penrhos Park and you will enter the village of Nebo. As you enter the village and proceed over the bridge and you will notice a chapel on your right hand side, Shepherds Lodge is the 5th Bungalow on the right hand side just after the chapel along the B4337.

