

Country Life! Desirable bungalow set in just under 2 acres. Attached Garage block (with conversion potential) Cardigan Bay coastal region.



Swn y Nant, Joppa, Llanrhystud, Ceredigion. SY23 5EJ.

£450,000

REF A/5294/ID

**** Looking for the country life! ** Highly desirable bungalow residence ** Set in just under 2 acres ** Substantial garage building (conversion potential subject to consents) ** Beautifully laid out gardens and grounds and/or paddock ** Glorious south facing setting ** Far reaching views over open countryside and towards the Sea ** 3 miles coast at Llanrhystud ** Adjacent open fields ** Rural yet not remote ****

The accommodation offers Reception Hall, Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, Bathroom and WC. 3 car Garage (built of cavity wall construction) with over flow accommodation/flat over.

Fronts a quiet district road, some 3 miles from the coastal village of Llanrhystud which offers shops, post office, primary school, pub, places of worship, nearby golf course and leisure centre. ½ an hours drive from the coastal university and administrative centre of Aberystwyth and close to Aberaeron.



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GENERAL

The offering of this property on the market provides prospective purchasers with an opportunity of acquiring a beautiful country property in a lovely quiet setting yet not remote and convenient to Cardigan Bay and the major marketing and amenity centres of the area. The bungalow residence offers quality accommodation with full double glazing and central heating. A tarmacadamed driveway leads to a side court yard and a substantial garage block which is built of cavity wall construction, comprises of 3 garages and to the first floor currently there are 3 rooms which are used as over flow accommodation and an office/study. This whole building is ideal for conversion into a self contained living unit/granny annexe or holiday lets subject to obtaining the necessary consents.

The whole is set within extensive gardens and grounds which extends to 2 acres or thereabouts, all currently laid to lawns with mature trees, shrubs, heather borders, large feature fish pond plus also a small wildlife pond. The land however could easily be divided to provide a pasture paddock which also benefits from a second roadside access.

The bungalow is built of traditional construction under a tiled roof with new rosewood uPVC windows and doors throughout (FENSA Guaranteed). The accommodation provides more particularly as follows -

THE ACCOMMODATION

Front Porch

uPVC double glazed door and side panel leads through to -

Entrance Hallway



with feature arched alcove, central heating radiator

Front Lounge

17' 1" x 13' 10" (5.21m x 4.22m) 7' wide picture uPVC window to front with lovely aspect, fireplace with reconstructed stone surround and in-set LPG gas fire, wired for wall lights





Rear Kitchen/Dining Room

17' 2" x 13' 5" (5.23m x 4.09m) with a fitted range of light oak fronted units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards 1½ bowl single drainer sink unit with mixer taps, integrated appliances including a Neff oven and microwave, LPG gas hobs with cooker hood, oil fired Rayburn cooking range with back boiler for domestic and central heating hot water, feature hood over, part tiled walls, central heating radiator, ceiling spot lighting, 6' wide uPVC patio doors to rear garden





Utility Room



8' 2" x 7' 11" (2.49m x 2.41m) with a tiled floor, central heating radiator, stainless steel single drainer sink unit with mixer taps, fitted base and wall cupboards, appliance space with plumbing for automatic washing machine, part tiled walls, useful built in cloak cupboard with central heating radiator, rear exterior door.

Inner Hallway

with hatch to loft, double wide built in airing cupboard housing copper cylinder tank with immersion heater.

Front Double Bedroom 1



12' 6" x 12' 3" (3.81m x 3.73m) with central heating radiator and range of fitted wardrobes.

Rear Double Bedroom 2

12' 5" x 11' 6" (3.78m x 3.51m) with central heating radiator, range of fitted wardrobes and nice aspect over garden.





Front Bedroom 3 (now used as office/study)



EXTERNALLY

To the Front



12' 0" x 9' 2" (3.66m x 2.79m) max. with central heating radiator.

Bathroom

8' 9" x 8' 2" (2.67m x 2.49m) a recently installed white suite comprising of a corner panelled bath with H/C taps, enclosed shower unit, gloss grey vanity unit with inset wash hand basin, low level flush WC, frosted uPVC window to rear, tiled walls.



Stone walled entrance with double iron gates lead on to a wide tarmacadamed driveway which leads to side court yard and beyond to a substantial GARAGE BUILDING of cavity wall construction under a tiled roof, with hardwood double glazing and providing 3 separate garages as follows :-

Garage 1



22' 0" x 11' 5" (6.71m x 3.48m) with automatic up and over doors front and rear leading out to rear wash bay. Hot and cold water system. Hardwood double glazing. Separate WC with low level flush toilet and wash hand basin and central heating radiator. Door to -

Garage 2



22' 0" x 14' 0" (6.71m x 4.27m) with front up and over door, fitted work bench and houses the oil fired Worcester Heatslave central heating boiler, hardwood double glazing.

Door to -

Garage 3

22' 0" x 10' 6" (6.71m x 3.20m) with up and over door, central heating radiator, hardwood double glazing and fitted bench.

First Floor/Loft

Provides currently over flow accommodation but ideal for residential/holiday purposes (subject to consents) provides -

Office/Study

14' 2" x 10' 10" (4.32m x 3.30m) with sloping ceiling and window to gable end, central heating radiator, ceiling spot light and access to large under eaves storage cupboards



Living Area



13' 10" x 10' 10" (4.22m x 3.30m) plus under eaves space, Velux window, central heating radiator and spot lighting.

Bedroom

11' 4" x 10' 10" (3.45m x 3.30m) plus under eaves, central heating radiator, window to gable end and spot lighting.



Gardens and Grounds

A particular feature of this property are its extensive gardens and grounds coupled with its lovely rural location enjoying

fine views towards the sea, peace and tranquility.

Below the pond is a large rockery and a filter shed for the fish pond with mature plants and shrubs and beyond a cedarwood Summer House 10' x 8'.

The grounds are mainly laid to grassed areas contained within mature boundaries for privacy. Part could easily be fenced off as a pasture paddock, benefitting from a second roadside access.

Small lake/pond with island.

There is also a car/mower shed with metal roof 20' x 10', a potting shed 6' x 8' and a green storage shed 8' x 10'.





To the Rear
 Immediately to the rear of the bungalow is a mature shrub and heather garden and beyond steps descend to a large fish pond 26'5" x 20' (7 1/2 000 gallons) with water feature.





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.

TENURE

The property is of Freehold Tenure.

Services

Mains Electricity and Water. Private Drainage. Oil fired central heating (oil fired central heating to the bungalow also separate oil fired central heating system to the garage block). Private drainage to septic tank. Telephone subject to transfer regulations. LPG gas.

Council Tax Band E



Ground Floor

Approx. 114.6 sq metres (1233.7 sq feet)






Directions

From Aberaeron proceed north-east on the A487 coast road to the village Llanrhystud. In the centre of the village alongside the post office and just before the Black Lion Hotel turn right onto the B4337 Lampeter road. Proceed up this road, climbing up hill until you get to the brow of the hill and you will see a turning off to the left sign posted Blaenpennal.

Turn left at this point and follow this road for some 2 miles until you get to the hamlet of Joppa. You will pass a red telephone kiosk on the left hand side, proceed for further ¼ of a mile and you will see the property on the left identified by the Agents For Sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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