

*A most attractive 4 bedroom country dwelling set in spacious garden & grounds. Breathtaking views over open countryside and towards the coast. Dihewyd, Nr Aberaeron.*



**Golygfa, Dihewyd, Nr Aberaeron, Ceredigion. SA48 7PN.**

**£379,950**

**R/4356/ID**

\*\* Well appointed, detached, 4 bedroom dormer bungalow, set in spacious garden and grounds \*\* Breathtaking views over open countryside towards the coast at Cardigan Bay \*\* New fully glazed conservatory \*\* Detached double garage \*\* Ample parking space for several cars \*\* Good quality living accommodation \*\* Only 20 minute drive from the Cardigan Bay coastline \*\* Oil fired central heating & uPVC double glazing throughout \*\*

The property comprises of - Entrance Hall, Lounge, Conservatory, Kitchen/Dining Room, Utility Room, Downstairs Double Bedrooms 1 & 2, Shower Room. First Floor - Landing, 2 Double Bedrooms, Shower Room.

The property is situated within the semi-rural village of Dihewyd with its popular community hall. The village is located some 2.5 miles from the larger village of Felinfach (A482) which provides for everyday amenities including shop, Post Office, filling station and stores. Soon to be built area primary school, public house and much more. Dihewyd is only a 15 minute drive from the Georgian harbour town of Aberaeron with its wider range of amenities and a 20 minute drive from the University town of



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## GROUND FLOOR

### Entrance Hall



15' 3" x 11' 4" (4.65m x 3.45m) accessed via a uPVC double glazed part glass panelled front entrance door with double glazed side windows, parquet flooring, feature dog-leg staircase with understairs cupboard to half galleried landing, BT point, cloak cupboard, radiator, multiple sockets. Door to

### Lounge



### Kitchen/Dining Room



## FIRST FLOOR

### Landing



A large open space to half galleried landing area with attractive banisters, Velux style windows to front and rear, rear study area with BT and wifi connections, radiator, access to airing cupboard (including radiator).

### Bedroom 3



9' 5" x 10' 6" (2.87m x 3.20m) a double room with double glazed window to side, radiator, multiple sockets, access to under eave storage spaces.

### Cedarwood Summer House



### Double Garage



18' 8" x 16' 8" (5.69m x 5.08m) max with 2 up and over doors, concrete flooring, work bench, power and lighting connected.

### MONEY LAUNDERING REGULATIONS

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

Mains water and electricity. Private drainage. uPVC double glazing throughout. Oil 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:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (55)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

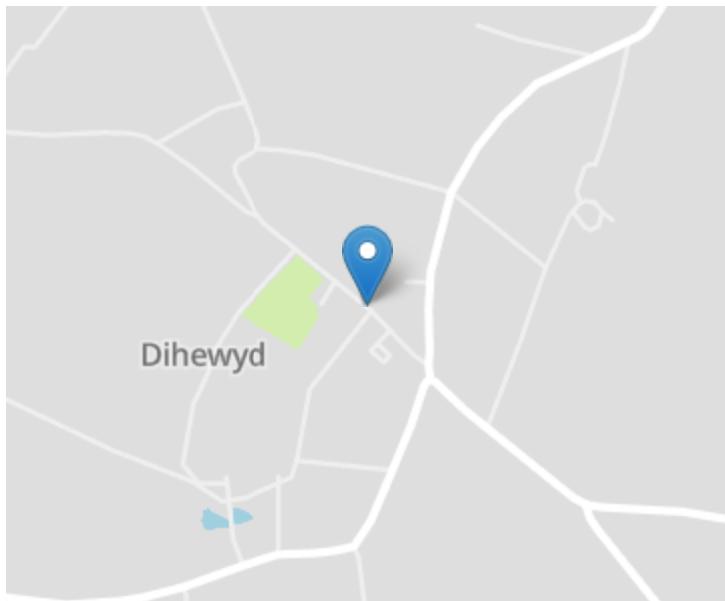
Any risk of coastal erosion? No

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



## 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>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(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	

## Directions

From Aberaeron, take the A482 towards Lampeter into the village of Ciliau Aeron. Turn right at the crossroads, proceeding up the hill, passing the school on your right. Carry along this road and upon reaching the next village of Dihewyd (prior to reaching the crossroads) take a right hand turn onto a gravelled drive (signposted Golygfa) behind the first bungalow on the right hand side, proceed along the private gravelled lane and the property will be seen directly in front.

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

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