

*A deceptively spacious 3 bed semi detached residence. Located in the popular coastal village of Llanarth Near New Quay - West Wales.*



Gorwel Llanarth, Ceredigion, West Wales. SA47 0NN.

**£210,000**

**Ref R/4317/ID**

**\*\*Well presented and deceptively spacious 3 bed residence\*\*** Located in the popular coastal village of Llanarth, near New Quay **\*\*Only 4 miles from the West Wales Coastline\*\*** Convenient to all village amenities **\*\*Double Glazing and Oil Fired Central Heating\*\*** Many attractive character features **\*\*Modern rear kitchen\*\*** Furniture subject to further negotiation **\*\* WORTHY OF AN EARLY INSPECTION ! \*\***

The property comprises of Ent Hall, Front Lounge, Rear Kitchen/Diner. First Floor - 3 Bedrooms and Bathroom.

Located in the popular village community of Llanarth which lies along the main A487 coast road. The village offers an excellent range of local amenities including shop, post office, primary school, public house, petrol station and places of worship and is on a bus route. Only some 4 miles inland from the coastal resort and seaside fishing village of New Quay and some 5 miles from the Georgian harbour town of Aberaeron.



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## GROUND FLOOR

### Hallway

Via upvc half glazed door, exposed pine flooring, central heating radiator, stairs rising to first floor, under stairs storage cupboard. Door into -



### Front Lounge

20' 8" x 11' 11" (6.30m x 3.63m) with brick fireplace housing a wood burning stove on a raised slate hearth, mantle above, double glazed window to front, exposed pine flooring, central heating radiator. Doorway into -



### Rear Kitchen

14' 0" x 8' 4" (4.27m x 2.54m) with range of fitted base and wall cupboard units with formica working surfaces above, electric oven and grill with 4 ring electric hob above, stainless steel extractor hood, inset stainless steel single drainer sink, space for fridge freezer, plumbing for automatic washing machine, rear exterior door, tiled flooring.





## FIRST FLOOR

### Central Landing

Via stairs from ground floor, access hatch to loft.



### Modern Bathroom

Having a 4 piece White suite comprising of a panelled bath with hot and cold taps, corner shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. half tiled walls, frosted window to rear, central heating radiator, heated towel rail. Cupboard housing the oil fired central heating boiler.



### Rear Bedroom 1

10' 6" x 9' 8" (3.20m x 2.95m) with central heating radiator, exposed pine flooring, double glazed window to rear.





### Front Bedroom 2

10' 6" x 10' 9" (3.20m x 3.28m) with central heating radiator, exposed pine flooring, dual aspect windows to front and side.



### Front Bedroom 3

7' 3" x 5' 0" (2.21m x 1.52m) with central heating radiator, double glazed window to front, exposed pine flooring.



## EXTERNALLY

### To the Front

The property is approached via a council driveway with side access which leads to -





### **The Rear**

Steps lead up to a terraced garden which include a patio and terrace area with many mature shrubs and hedgerows providing a lovely seating area.

Large spacious timber Store Shed.

The Upper Terrace benefits from lovely views over the village and countryside. There also electricity points provided.



### **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.

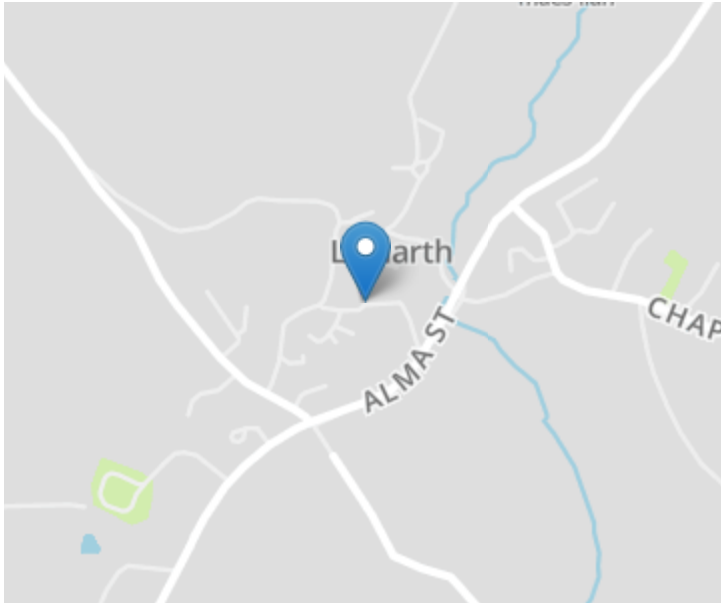
### **TENURE**

The property is of Freehold Tenure.

### **Services**

We are informed the property benefits from mains water, electricity and drainage. Oil fired central heating.


Council Tax Band C - (Ceredigion County Council).



### Directions

From Aberaeron take the A487 south into the village of Llanarth. As you reach Llanarth drive through the village and as you drive down the hill with the Premier Stores on the left hand side, climb up hill, take the 1st right hand turning opposite the snooker hall, continue along this lane and the property will be found on the right hand side as the third property on the right.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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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