

*Enjoy country life but not remote! Pretty Detached Bungalow in commodious Grounds. Cardigan Bay Coast. Near New Quay, West Wales*



Derlwyn, Synod Inn, Nr. New Quay, Ceredigion. SA44 6JL.

£270,000

Ref R/3269/ID

**\*\* HAS TO BE VIEWED \*\*** A real delight **\*\* 2 Bedroom Detached Bungalow \*\*** Recently rennovated to high standard **\*\* Large Conservatory \*\* Detached Garage \*\* Garden Outouses \*\* Lovely Landscaped Garden and Grounds \*\* Borders open fields at side and rear \*\* Lovely private setting \*\* 4 miles Sea \*\***

The accommodation benefits double glazing and oil fired central heating and provides - Entrance Hall, 2 x Bedrooms, Shower Room, Open plan Living/Kitchen/Dining Room, large south facing conservatory. Detached Garage. Chalet/Games Room or ideal Home Office. Outside Shed.

Located 200 yards off the main A487 coast road just south of the village community of Synod Inn some 4 miles from Cardigan Bay at the seaside coves of Cwmttydu. Only some 5 miles from the popular coastal resort and seaside fishing village of New Quay. Within easy reach of larger marketing and amenity centres of the area.



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## THE ACCOMMODATION

### Entrance Hall

8' 0" x 6' 8" (2.44m x 2.03m) with oak flooring, front exterior door.



### Front Bedroom 1

10' 9" x 7' 8" (3.28m x 2.34m) with oak flooring, front and side aspect windows, central heating radiator.



### Rear Double Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m) with laminate flooring, French doors to Garden, vertical radiator.



### Shower Room

11' 4" x 5' 7" (3.45m x 1.70m) with tiled flooring, large walk in shower cubicle with pvc lined walls, neon lighting and with power jet shower, heated towel rail, vanity unit, low level flush toilet, velux window.



### Open Plan Living/Kitchen/Dining Room

22' 7" x 15' 8" (6.88m x 4.78m) (max) with oak flooring, wood burning stove, new fitted range of new quality base and wall cupboard units with Granite worktops, single drainer sink unit with mixer taps, integrated dishwasher, fridge and



freezer, LPG gas hobs with cooker hood, electric double oven and microwave, Breakfast bar, downlighters, utility cupboard with plumbing for automatic washing machine. 6' French doors lead out to the:





## South Facing Conservatory

16' 8" x 11' 8" (5.08m x 3.56m) in uPVC double glazing with hipped glazed roof, tiled floor, patio doors to exterior under floor heating.



## EXTERNALLY

### To the Front

The property is set within a generous plot having a gated entrance with part tarmac and part concrete drive with parking for several vehicles. Leads onto:







### Single Garage

With up and over door.

### Useful Outside Shed

16' 0" x 8' 5" (4.88m x 2.57m) with power and light connected.

### Detached Chalet/Games Room/Home Office

16' 4" x 11' 8" (4.98m x 3.56m) On a slightly raised level is a Detached Chalet/Games Room or indeed ideal as a Home Office with power connected.



### To the rear -

Adjacent and to the rear of the Bungalow is a large gravelled shrubbery area, mature trees, side Garden area with Greenhouse, external central heating boiler.







## **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.

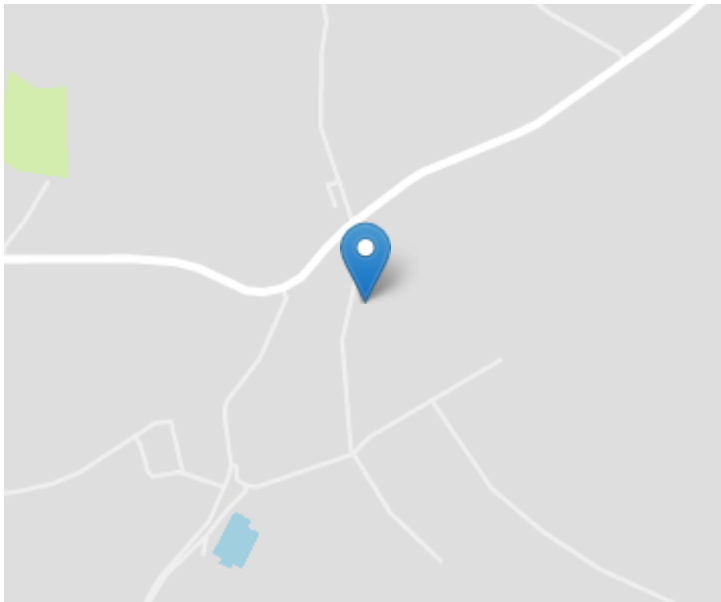
## **Services**


Mains electricity. Mains water. Private drainage. Oil fired central heating boiler (external central heating boiler)

Council Tax Band D (Ceredigion County Council).

## Directions

From Aberaeron proceed south west on the A487 coast road through the villages of Ffos y Ffin, Llwynceilyn, Llanarth and onto Synod Inn. Carry straight ahead at Synod Inn, after 1/2 miles you will see a church of the right hand side but again carry straight on. After encountering a slight left hand bend going over a brow turn 1st left onto a farm type drive (just before a hairpin right hand bend). This property is the 2nd down this lane on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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