

Spacious 2 Bed Bungalow in a sought after location. Caerwedros - Near New Quay/Cwmttydu - West Wales.



Hafan, 8 Cae'r Henwas Caerwedros, Nr New Quay, Ceredigion. SA44 6BE.

£245,000

Ref R/3884/RD

****Spacious 2 Bed Bungalow**Immaculately presented set within a large corner plot**Private parking**Detached Garage**Views over the adjoining fields**Ideal 1st time buyer opportunity**Suitable for those seeking to downsize**Sited within a small cul de sac within a popular coastal village**Close to New Quay/Cwmttydu****

A WONDERFUL OPPORTUNITY NOT TO BE MISSED ! *

The property is situated within the coastal village of Caerwedros being conveniently positioned equi distant from the coastal coves of Cwmttydu and the harbour town of New Quay. The village offers an active Community Hall and is close to the village of Cross Inn which offers a village shop, public house, agricultural merchants, places of worship, good public transport connectivity. The fishing and harbour village of New Quay is within a 10 minutes drive of the property with doctors surgery, primary school, sandy beaches, local cafes, bars and restaurants, chemist and an array of local shops. The Georgian Harbour town of Aberaeron is within a 15 minutes drive of the property. The larger town of Cardigan is some 30 minutes drive south along the A487 with its range of supermarkets, sixth form college, cinema, community hospital and traditional High Street offerings.



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THE ACCOMMODATION

Reception Hall

Via new upvc glass panel door, central heating radiator



Lounge



13' 9" x 13' 2" (4.19m x 4.01m) with an open fireplace with the surrounding wall in facing brick work with display niches, central heating radiators, fitted shelving, telephone point, interconnecting –

Kitchen/Dining Room

13' 7" x 8' 9" (4.14m x 2.67m) with patio doors to garden. The kitchen is fitted with a range of oak fronted units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards, ceramic hob unit and fitted oven with extractor hood over, freestanding fridge, washing machine and dishwasher (purchase by negotiation) and sunken ceiling spotlights.



Bedroom 1

10' 6" x 9' 8" (3.20m x 2.95m) with central heating radiator, one wall having a fully fitted range of built-in wardrobes with louvre doors.



Bedroom 2

12' 3" x 11' 0" (3.73m x 3.35m) with central heating radiator.





Bathroom

Partly tiled with a cream coloured suite with brass fittings. Comprises of a panelled bath with shower over, low level flush toilet, pedestal wash hand basin, built in cupboards with louvre doors. Central heating radiator.



EXTERNALLY

To the Front

Garage

14' 8" x 9' 8" (4.47m x 2.95m) A gravelled driveway leads to a detached garage with up and over door, power and light.



The Grounds

Being in a corner plot, the grounds are generously sized with various flower and shrub borders, gravelled paths, paved patio areas. Feature stone dwarf walls on boundary. Oil storage tank.



TENURE

The property is of Freehold Tenure.

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 electricity, water and drainage.

External Grant Oil fired combi central heating boiler and new double bunded oil tank (both installed within the last 2 years).

Telephone subject to BT transfer regulations. Ultra high speed broadband to property.

Council Tax Band C.



Directions

From Aberaeron the property is best approached by taking the main A487 coast road South West towards Cardigan. After passing through the village of Synod Inn turn right at next crossroads alongside White railings towards Caerwedros. Follow this road for approx 1½ miles and as you enter the village of Caerwedros, Cae'r Henwas will be seen as the first cul-de-sac road entrance on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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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