

Delightful 2 bed bungalow set in generous gardens and grounds. Semi rural location. Only 1 mile to Llangrannog - West Wales.



2 Mill View Pontgarreg, Llangrannog, Ceredigion. SA44 6AF.

£225,000

Ref R/4730/ID

****Attractive 2 bed bungalow residence**Set in generous gardens and grounds**Located only a mile or so from the popular coastal village of Llangrannog**Picturesque wooded valley setting**Full central heating and double glazing throughout**Lower garden area with stream boundary**A quiet and peaceful location**Must be viewed to be appreciated!****

The accommodation is nicely presented and provides entrance hall, bathroom, lounge, kitchen/dining room, conservatory, 2 double bedrooms.

Located at the entrance of a small private cul de sac, surrounded by open fields, close to the popular seaside village of Llangrannog with its lovely sandy beach, public house etc. The property lies some 2 miles off the main A487 coast providing ease of access to the larger Marketing and Amenity centres of the area including Cardigan which is a 15 minute drive. The property lies within a close proximity to several popular picturesque sandy beaches and coves along this favoured West Wales heritage coastline.



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THE ACCOMMODATION

Entrance Hallway

With quarry tiled flooring, central heating radiator, doors opening to -

Lounge

4.1m x 3.68m (13' 5" x 12' 1") Dual aspect double glazed windows to the front and side, marble fireplace with inset LPG real flame fireplace, central heating radiator.



Double Bedroom Bedroom 1

3.3m x 2.72m (10' 10" x 8' 11") Double glazed window to front, built in wardrobe, central heating radiator.



Double Bedroom 2

3.8m x 2.3m (12' 6" x 7' 7") Internal double glazed window to rear, built in wardrobe, central heating radiator.





Bathroom

8m x 1.75m (26' 3" x 5' 9") A three piece white suite comprising of corner bath with shower above, pedestal wash hand basin, low level flush w.c, fully tiled floor and walls, heated towel rail, central heating radiator.



Utility Area

With tiled flooring, built in pantry cupboard, space for white goods, large opening to -

Kitchen/Dining Room

4.4m x 3.38m (14' 5" x 11' 1") Fitted with a range of base units with Formica working surfaces above, 1 1/2 drainer sink unit, Zanussi eclectic oven and 4 ring hob with extractor hood above, plumbing for washing machine. Part tiled walls and tiled flooring, Pro combination boiler, central heating radiators, door opening to -



Conservatory

Of dwarf wall construction and glazed surround, external door to rear garden.



EXTERNALLY

To the Front

To the front is a pull in parking space for 1-2 cars. Front garden area with mature hedgerows providing privacy to the front with a plethora of mature trees and shrubs. Pathway to side leading to -



Rear Garden

Upper level benefits from patio area laid to slabs, attractive level lawned area useful garden shed. Steps lead down to lower garden area, mostly laid to lawn providing a quiet setting with stream boundary and a plethora of flowers, shrubs and trees.





MONEY LAUNDRY 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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains electricity, water and drainage. LPG gas fired central heating. Upvc double glazing throughout.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

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



Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. Proceed to the village of Brynhoffnant. As you enter Brynhoffnant you will see a Londis convenience store and filling station on the left hand side. Turn immediately right opposite onto the B4334 Llangrannog road. Keep on this road for just over a mile and when you get to a crossroads turn right towards Pontgarreg. Follow the course of the road for a further half mile and take the 1st right hand turning which will also be sign posted Urdd Activity Centre. You will drive down through woodland to a small valley and at the bottom of the valley on the right hand side you will see Mill View. The property is the second property on the left hand side in the cul de sac.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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