

Regulated by:



**RICS**



Since 1989

*An attractive centre of Village detached bungalow with generous grounds. Gorsgoch, near Llanbydder, West Wales*



Isycoed, Gorsgoch, Llanbydder, Ceredigion. SA40 9TE.

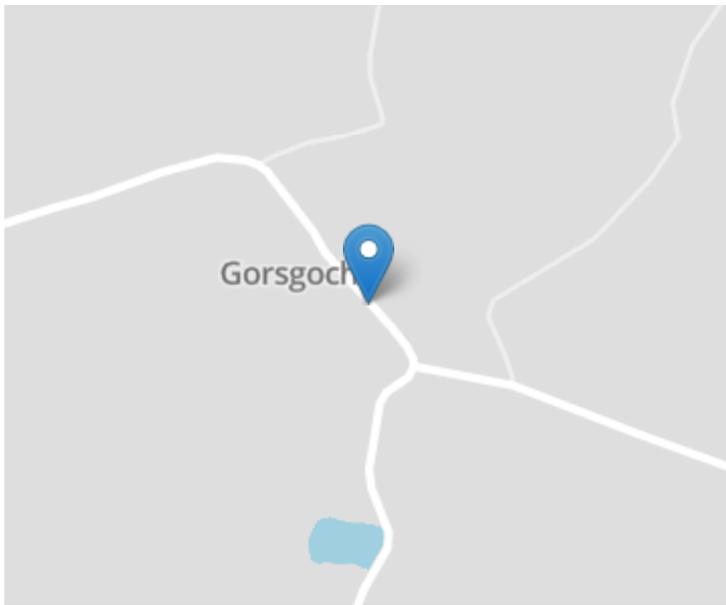
REF: R/3885/LD

£235,000

\*\*\* No onward chain \*\*\* An attractive and unique detached bungalow \*\*\* 2 bedroomed accommodation with open plan kitchen/diner \*\*\* In need of general modernisation and updating \*\*\* Oil fired central heating and UPVC double glazing

\*\*\* Attached garage and separate workshop shed \*\*\* Gated tarmacadamed driveway \*\*\* Generous and delightfully positioned plot \*\*\* Low maintenance rear garden with terraced patio \*\*\* Further lawned garden backing onto open country fields \*\*\* Panoramic views to the front over open farmland and the National Nature Reserve

\*\*\* Prime sought after Village position \*\*\* Close to Lampeter, Llanbydder and the Cardigan Bay Coast \*\*\* Contact us today to view



## LOCATION

The property is located within the popular rural Village Community of Gorsgoch with Places of Worship, Village Hall and Public House, some 4 miles distant from the popular Teifi Valley Market Town of Llanybydder offering a good range of local amenities including Doctors Surgery, Chemist, Shops, etc., some 5 miles distant from the University Town of Lampeter with a comprehensive range of shopping, schooling and administrative facilities, being within a 20 minute drive from the Ceredigion Heritage Coastline renowned for its sandy Beaches and secluded attractive coves.

## GENERAL DESCRIPTION

Here we have on offer an attractive detached bungalow offering comfortable 2 bedroomed accommodation that is in need of general modernisation and updating. The property sits within a generous plot within a prime centre of Village position.

Tot the rear lies a low maintenance terraced garden area laid to a large patio with a further lawned area, all of which enjoying fantastic views to the front and rear over open farmland.

A highly attractive property in a sought after locality close to the Cardigan Bay Coast and the Market Towns of the Teifi Valley.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### ENTRANCE PORCH

With sliding patio door.

### RECEPTION HALL

With front entrance door, access to the loft space.

### LIVING ROOM

14' 7" x 11' 2" (4.45m x 3.40m). With a feature stone fireplace with electric fire inset, radiator, picture window enjoying views over the front garden and beyond.



### KITCHEN

11' 8" x 7' 5" (3.56m x 2.26m). A fitted kitchen with wall and floor units, stainless steel sink and drainer unit, electric cooker point and space with extractor hood over, oil fired Royal Rayburn Range.



**KITCHEN (SECOND IMAGE)****DINING AREA**

12' 8" x 11' 5" (3.86m x 3.48m). With radiator, sliding patio doors to the rear garden.

**BOOT ROOM**

With UPVC rear entrance door.

**BATHROOM**

Having a 3 piece suite comprising of panelled bath, low level flush w.c., pedestal wash hand basin, airing cupboard housing the hot water cylinder.

**PANTRY**

8' 4" x 8' 3" (2.54m x 2.51m). With fitted wall and floor units. Possible Utility Room.

**FRONT BEDROOM 1**

11' 4" x 11' 2" (3.45m x 3.40m). With radiator.

**REAR BEDROOM 2**

11' 5" x 11' 6" (3.48m x 3.51m). With radiator. Door through to Inner Hall.



## INNER HALL

With rear entrance door.

## WET ROOM

With a walk-in shower facility, low level flush w.c., wash hand basin, radiator.



## EXTERNALLY

### ATTACHED GARAGE

19' 7" x 11' 5" (5.97m x 3.48m). With up and over door, radiator.



### GARDEN STORE/WORKSHOP

With fuel bunker still in place and an oil tank.

## GARDEN

The property sits within a delightful and generous plot within the popular Community of Gorsgoch. To the rear lies a terraced garden area being laid mostly to a paved patio offering low maintenance living with flower bed borders.



## REAR GARDEN



## PATIO AREA



## LAWNED GARDEN

The top tier of the garden is laid to a level lawned area that backs onto open country fields which would be ideal for any Family home.

## FRONT GARDEN

The front garden is laid to either side of the driveway and is laid to lawn enjoying fantastic views over the open countryside and the National Nature Reserve.

## PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking area giving good access to the property and the garage.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## AGENT'S COMMENTS

A well positioned detached bungalow with fantastic views.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

## 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

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations.

## Directions

From Lampeter take the A475 Newcastle Emlyn road. Once reaching the Village of Drefach turn right signposted Cwrtnwydd. Continue through the Village of Cwrtnwydd and proceed to Gorsgoch. The property can be found on your right hand side before the Village Hall.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

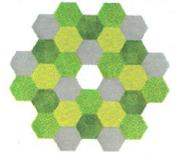
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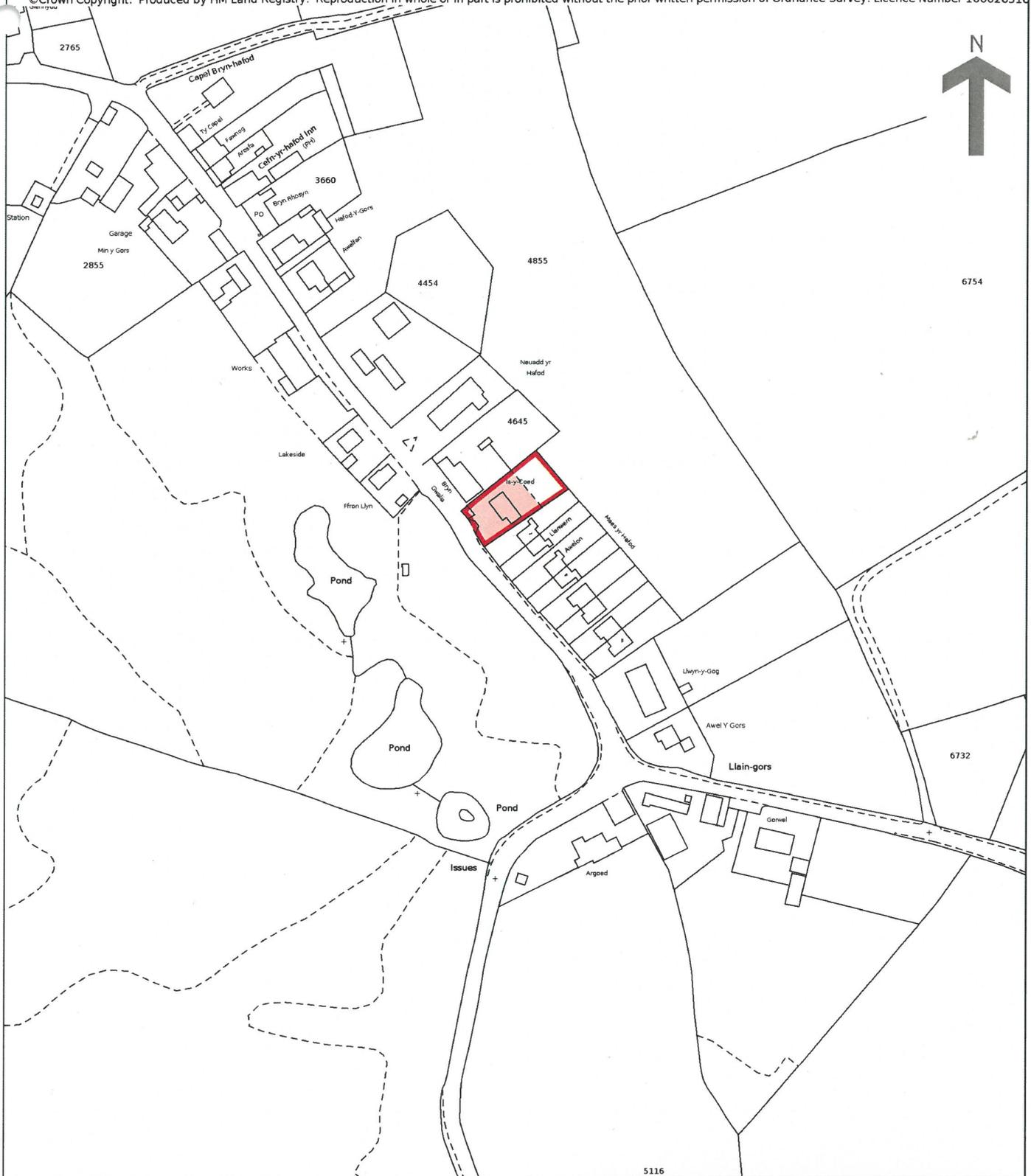
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

HM Land Registry  
Official copy of  
title plan

Title number **CYM377370**  
Ordnance Survey map reference **SN4850SW**  
Scale **1:2500**  
Administrative area **Ceredigion / Ceredigion**



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