

*Refurbished and spacious 4 Bed Bungalow in a peaceful and tranquil setting. Enjoying views over adjoining fields and stream. Llanrhystud. Near Aberystwyth/Aberaeron. Cardigan Bay - West*



**Tyn Y Lon Llanrhystud, Ceredigion. SY23 5AL.**

**£364,000**

**REF R/5102/RD**

**\*\*Refurbished 4 Bed Bungalow\*\*Spacious accommodation\*\*New kitchen\*\*New Flooring\*\*Updated heating\*\*Feature Conservatory\*\*Peaceful and tranquil setting\*\*Countryside outlook\*\* Set within a commodious plot with wonderful private rear garden space\*\*Garage\*\*Range of outbuildings and glasshouse\*\*Unique offering to the market place\*\*Close to village amenities\*\*A short distance to Aberystwyth/Aberaeron\*\*15 minutes walk to the coast\*\***

The property is situated on the fringes of the coastal village of Llanrhystud on the A487. The village offers a good level of local amenities including village shop and post office, public house, primary school, mini supermarket and petrol station, places of worship. Access to beach and All Wales coastal path. The University town of Aberystwyth with its regional hospital, network rail connections, supermarkets, retail parks, industrial estates and traditional High Street offerings is within a 20 minutes drive of the property.



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## GENERAL

A recently refurbished 4 bedroom detached bungalow set within a commodious plot along a driveway with a wonderful countryside outlook over adjoining fields.

A large private rear garden area with 12' x 8' glasshouse and useful range of timber outbuildings. Feature fish pond and garden with decorative gravel and extending patio from the kitchen and conservatory areas.

The property has been subject to recent refurbishment including -

New flooring.

Updated heating system

Redecoration.

New kitchen

Improvements to the external space to maintain the outlook over the fields.

A GREAT PROPERTY LOCATED IN A PEACEFUL SETTING THAT MUST BE VIEWED TO THE APPRECIATED.

The accommodation provides more particularly as follows -

### Entrance Hallway



Accessed via glass panel upvc entrance door with side glass window, being L shaped with new wood effect flooring throughout. Connecting to -

### Inner Hallway

With built in cloak cupboard. Access to Loft (Part boarded).New flooring, multiple sockets.

### Front Living Room







15'8" x 13'3" with new flooring, multiple sockets, tv point, radiator, front aspect window, double glass doors leading into

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### Side Conservatory

12'8" x 12'5" in upvc double glazing to all sides, multiple sockets, radiator, rear patio door to garden and rear patio, overlooking the adjoining fields.



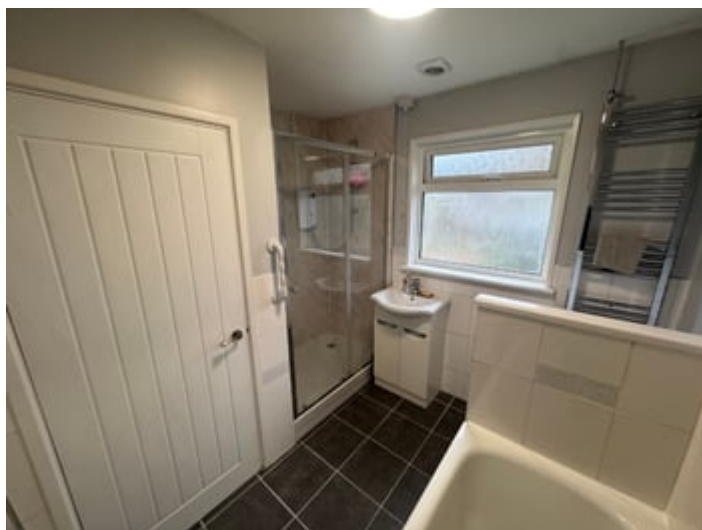
### Rear Kitchen/Dining Room





20'3" x 7'8" - completely refurbished providing a high quality light grey kitchen with formica worktop, electric hobs with extractor over, integrated oven and grill, integrated dishwasher and microwave, sink and drainer with mixer tap, breakfast bar with family seating, external windows and door to garden, new spot lights to ceiling, multiple sockets, new flooring, washing machine connection, space for free standing fridge freezer, radiator.

### Bathroom



8'7" x 7'9" with a white bathroom suite including a walk in double shower cubicle with new electric shower, vanity unit, panelled bath, low level flush toilet, heated towel rail, rear opaque window, airing cupboard.

### Separate w.c.

With single wash hand basin, vanity unit with low level flush toilet.

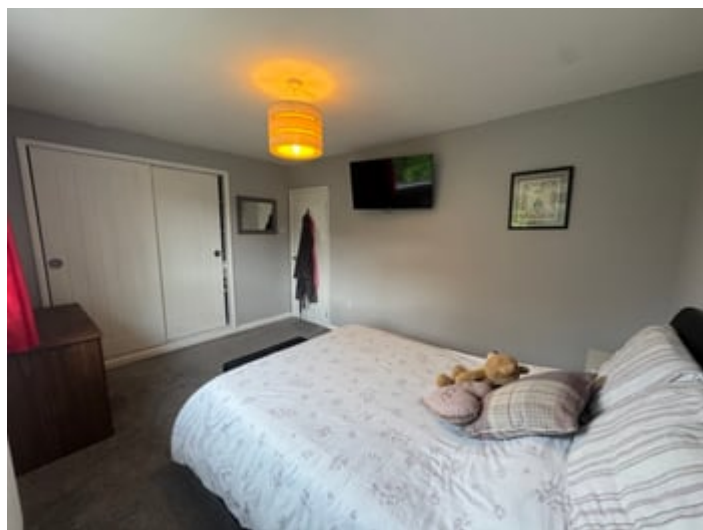
### Front Bedroom 1

10'7" x 9'8" a double bedroom with fitted cupboards, window to front, multiple sockets, tv point, new flooring, radiator.



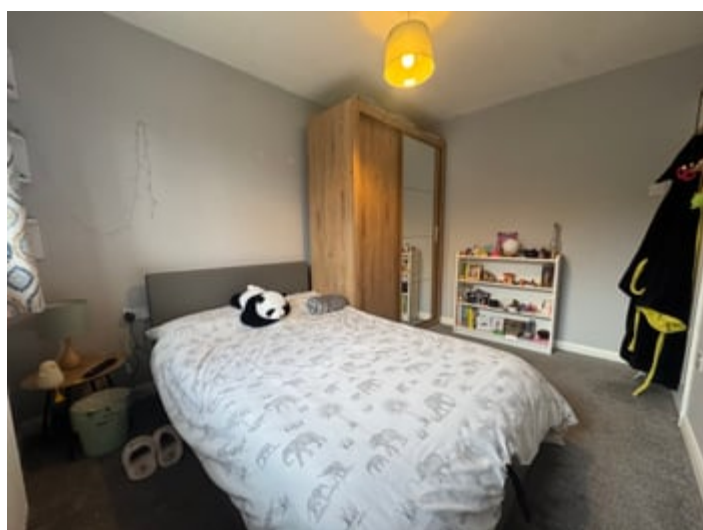


**Front Bedroom 2**



13'6" x 9'9" a double bedroom, refurbished fitted wardrobes with sliding doors, window to front garden, radiator, new flooring, tv point.

**Rear Double Bedroom 3**



11'4" x 8'8" a double bedroom with window to rear garden, new flooring, multiple sockets, tv point, radiator.

**Rear Bedroom 4**



8' x 7'4" a single bedroom with window to rear garden, multiple sockets, radiator, new flooring, tv point. Potential to be used as a study.





## EXTERNALLY

### To the Front.

The property is accessed via a lane with shared maintenance obligations. ( From Shared ownership of the property and adjoining land)

Front garden.

To the front Patio and lawned forecourt with mature planting.







### Side Single Garage

17'4" x 8'2" with up and over door. Houses the Worcester oil fired central heating combi boiler. (Believed to have been installed within the last 5 years and serviced annually).

Static Caravan currently used for storage and workshop purposes.



### Extended Parking Area

To the side of the garage and caravan is an extended parking area, also with a slightly dilapidated block outbuilding with potential for replacement (stc).





# To the Rear





A pleasant garden area with a paved patio, fish pond. 12' x 8' Aluminium Greenhouse. Various timber outbuildings.

A wonderful setting overlooking a stream and having a great outlook over the adjoining fields. The garden is not overlooked and provides a wonderful south / west amenity area and is a notable feature of the property.

## **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.

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 and Water. Private Drainage to septic tank. Oil Fired Central Heating.

Council Tax Band D (Ceredigion County Council).



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (63)

**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

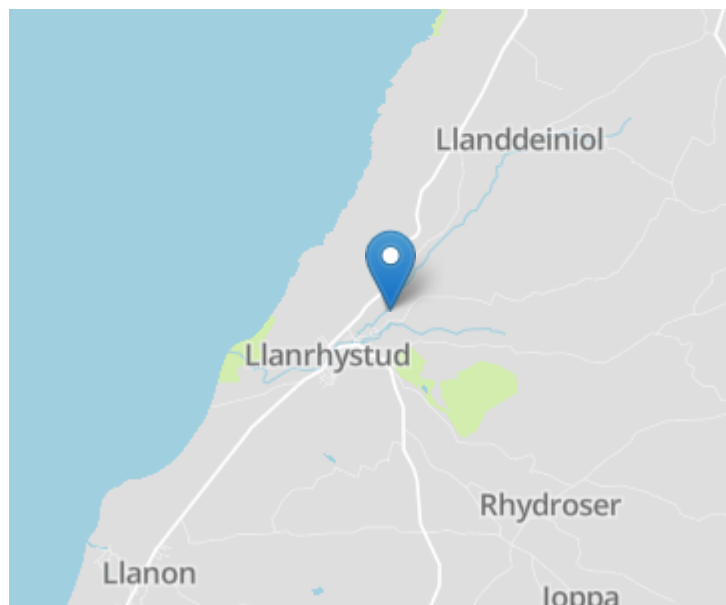
**Is the property listed?** No

**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

From Llanrhystud on the A487 head north, exiting the village towards Aberystwyth. On passing The Black Lion public house on your left proceed around the bend and continue for approx 500 yards, taking the next right hand turning and travel down past the primary school on your left hand side, taking an immediate left after onto a quiet country lane. Proceed along this lane, around a couple of bends and continue exiting the village passing a new build bungalow on your left hand side, continue for approximately 100 yards and the turning to Tyn Y Lon is on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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