

Modern & Spacious detached 3 Bed (En Suite) Bungalow. Rural village community with distant sea views over Cardigan Bay. Garage. Detached Studio/Office/Work Room. 3 miles coast. West Wales.



Heddwch, Nebo, Llanon, Ceredigion. SY23 5LF.

£292,000

Ref R/4569/RD

****Modern & Spacious detached 3 bed bungalow **On a private roadside plot ** Bordering open fields at rear ** Offers 3 bed (en Suite) accommodation ** Newly installed upvc double glazed windows and doors**New bathroom and en suite**New oil fired central heating system **Pleasant easily maintained grounds to front and rear ** Views over open countryside to the sea in the distance ** Detached good sized garage ** Purpose built garden studio/office ****

Conveniently positioned fronting the B4337 Lampeter - Llanrhystud road within the rural village community of Nebo. The village provides public house, post office and shop and creche. Being some 3 miles inland from Cardigan Bay and the coastal village communities of Llanon and Llanrhystud. The Georgian harbour town of Aberaeron lies within some 5 miles distance and some 13 miles south of the coastal university and administrative centre of Aberystwyth. Also equidistance to the university town of Lampeter.



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General

An impressive modern 3 bed bungalow set in a private plot with great views over the adjoining fields towards the coast.

The property has been subject to recent improvements which include -

New upvc windows and doors (February 2024)

New boiler, cylinder and oil tank.

New bathroom and en suite (September 2024).

New electric garage door.

New electric car charging point.

Upgraded electrical Fuse Board

THE ACCOMMODATION

L Shaped Entrance Hall



5' 6" x 31' 7" (1.68m x 9.63m) with recessed front entrance with new upvc entrance door with side glass panel, laminate flooring, fitted cupboards and a built in cloak cupboard. Built in airing cupboard with additional access to loft.

Lounge

16' 11" x 14' 9" (5.16m x 4.50m) a pleasant light and 'airy' room with 6ft patio doors with a lovely aspect over the garden, field to the sea in the distance, laminate flooring, 2 central heating radiators, wired for wall lights, tv point, multiple sockets.



Kitchen/Dining Room

19' 6" x 11' 2" (5.94m x 3.40m) overall.

The Dining area has wood effect flooring, window with pleasant aspect over the garden, fields and the sea in the distant.

The Kitchen area has a tiled floor and is fitted with a modern range of fitted units comprising of base cupboards, Formica working surfaces, matching fitted wall cupboards, some with glazed doors, stainless steel 1½ bowl single drainer sink unit with mixer taps, eye level Diplomat stainless steel double oven, ceramic hob unit with cooker hood, part tiled walls, window overlooking garden ceiling down lighters, space for fridge freezer.



Utility Room



8' 11" x 7' 1" (2.72m x 2.16m) with tiled floor, fitted base and wall cupboard units with Formica working surfaces, inset Belfast sink h&c, appliance space with plumbing for automatic washing machine, ceiling down lighters, part tiled walls, new upvc exterior door.

Front Master Bedroom 1

16' 11" x 12' 9" (5.16m x 3.89m) a double bedroom with wood effect flooring, central heating radiator, front aspect window, double built in wardrobes.



En Suite Shower Room



5' 6" x 8' 4" (1.68m x 2.54m) brand new en suite with corner 1200mm shower with side panel, w.c. single wash hand basin and vanity unit, heated towel rail, side window, wood effect flooring, spot lights to ceiling.

Front Bedroom 2



10' 0" x 8' 3" (3.05m x 2.51m) with central heating radiator, front aspect window, laminate flooring, telephone point, multiple sockets.

Front Double Bedroom 3



12' 6" x 8' 3" (3.81m x 2.51m) with laminate flooring, front aspect window, central heating radiator, multiple sockets.

Family Bathroom



9' 3" x 7' 4" (2.82m x 2.24m) A brand new bathroom with corner shower with side glass panel, single wash hand basin and vanity unit, w.c. heated towel rail, wood effect flooring, side window, spot lights to ceiling.

EXTERNALLY

To the Front

Fenced forecourt with a mature Beech hedging to give privacy. Double gated entrance leads to front and side gravelled forecourt and parking area for several vehicles.

Also at the front is a pleasant lawned garden and mature shrubs and flower borders with ornamental trees. Paths surround the Bungalow.



Detached Garage



19' 0" x 12' 0" (5.79m x 3.66m) with new electric up and over door, side entrance door.

At the rear

Pleasant paved patio and sitting out area, also lawned areas with raised vegetable beds and a new steel framed Greenhouse (10' x 8'). The rear boundary has mature Beech hedging and the property overlooks open fields, unspoilt countryside to the sea in the distance.





Rear Views



Purpose Built Studio/Office

11' 0" x 10' 0" (3.35m x 3.05m) of timber construction with a high vaulted ceiling with Velux window with a feature tall arch window at side. The building is well insulated and has tongue and groove panelling entirely internally.



TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

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

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

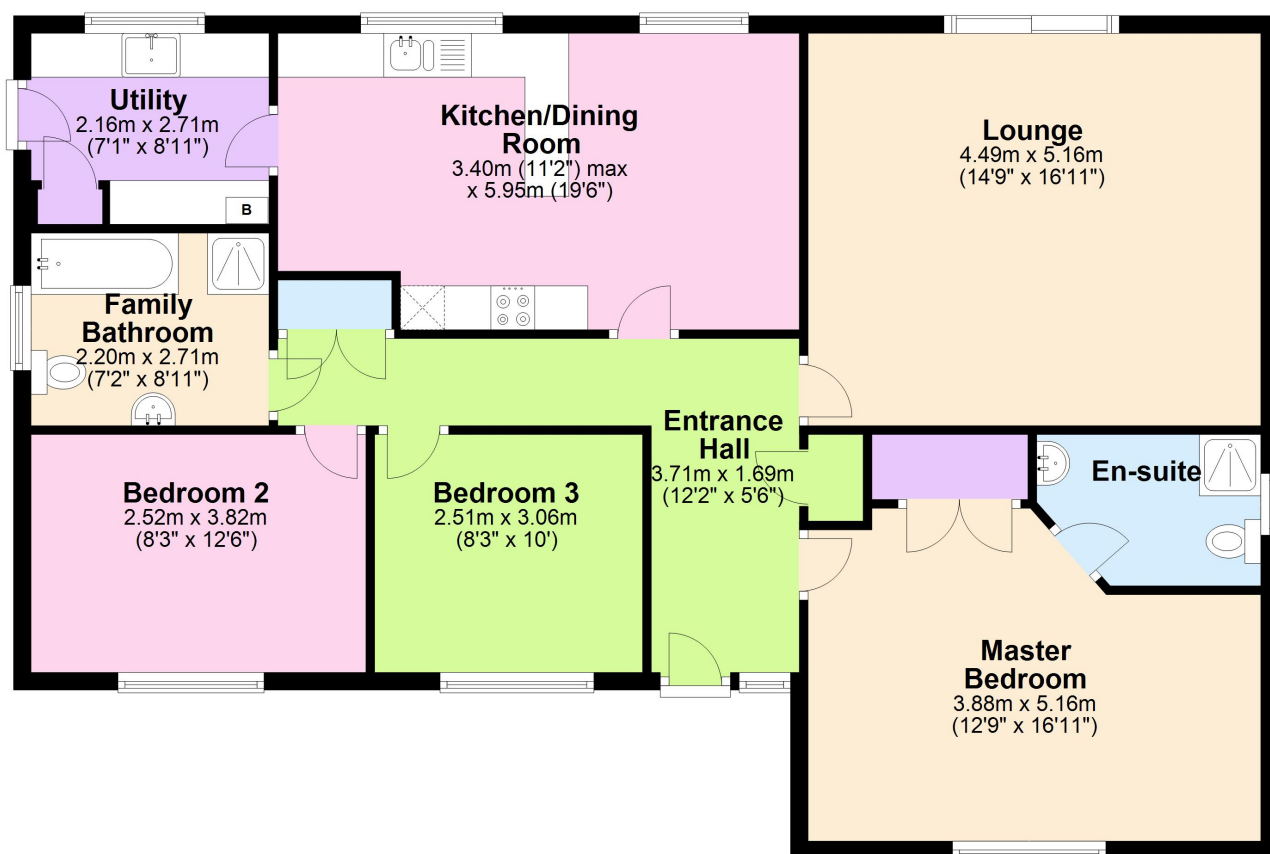
Mains electricity water and drainage. Oil fired central heating.

Telephone subject to BT transfer regulations. Council Tax

Band E.

Ground Floor

Approx. 112.1 sq. metres (1207.0 sq. feet)



Total area: approx. 112.1 sq. metres (1207.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Heddwch, Nebo, Llanon

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (67)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

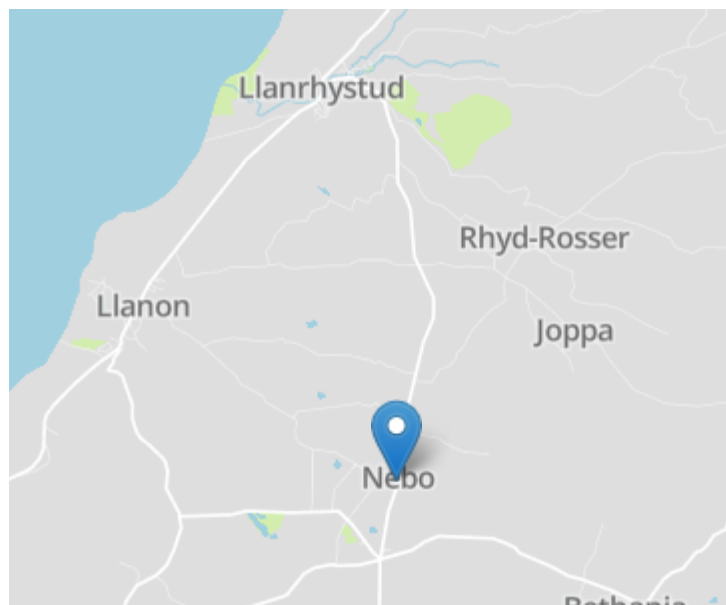
Any risk of coastal erosion? No

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 Aberaeron proceed North East on the A487 coast road to the 1st village of Aberarth. Drive uphill and turn right onto B4577 Pennant road. Follow this road straight through the village of Pennant to the next village of Cross Inn. As you reach the crossroads turn left and follow this road for ½ mile to the village of Nebo. As you enter the village of Nebo you will see a turning on the left hand side, immediately after that this will be the 2nd property on the left identified by the Agents For Sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(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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