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RICS



Since 1989

Enjoy country life but not remote. Pretty Detached Bungalow in commodious Grounds. Cardigan Bay Coast. Near New Quay, West Wales



Derlwyn, Synod Inn, Nr. New Quay, Ceredigion. SA44 6JL.

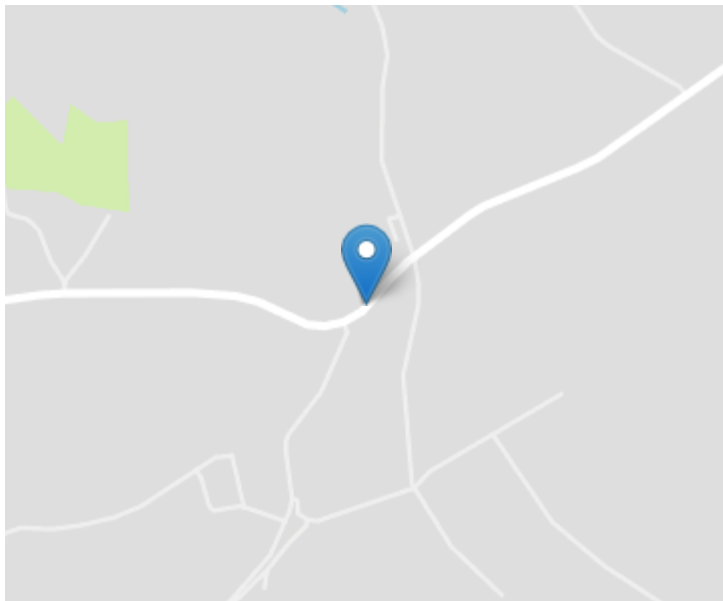
Ref R/3269/ID

£280,000

**** HAS TO BE VIEWED ** A real delight ** Detached Bungalow ** Large Conservatory ** Garage ** Garden Outhouses ** Lovely Grounds ** Borders open fields at side and rear ** 4 miles Sea ****

The accommodation benefits double glazing and oil fired central heating and provides - Entrance Hall, 2 x Bedrooms, Shower Room, Open plan Living/Kitchen/Dining Room, large south facing conservatory. Detached Garage. Chalet/Games Room or ideal Home Office. Outside Shed.

Located 200 yards off the main A487 coast road just south of the village community of Synod Inn some 4 miles from Cardigan Bay at the seaside coves of Cwmtdu. Only some 5 miles from the popular coastal resort and seaside fishing village of New Quay. Within easy reach of larger marketing and amenity centres of the area.



side aspect windows, central heating radiator.

Rear Double Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m) with laminate flooring, French doors to Garden, vertical radiator.



THE ACCOMMODATION

Entrance Hall



8' 0" x 6' 8" (2.44m x 2.03m) with oak flooring, front exterior door.



Front Bedroom 1



10' 9" x 7' 8" (3.28m x 2.34m) with oak flooring, front and



Shower Room



11' 4" x 5' 7" (3.45m x 1.70m) with laminate flooring, large walk in shower cubicle with pvc lined walls, neon lighting and with power jet shower, heated towel rail, vanity unit, low level flush toilet.

Open Plan Living/Kitchen/Dining Room

22' 7" x 15' 8" (6.88m x 4.78m) (max) with oak flooring, wood burning stove, new fitted range of new quality base and wall cupboard units with Granite worktops, single drainer sink unit with mixer taps, integrated dishwasher, fridge and freezer, LPG gas hobs with cooker hood, electric double oven and microwave, Breakfast bar, downlighters, utility cupboard with plumbing for automatic washing machine. 6' French doors lead out to the:





South Facing Conservatory

16' 8" x 11' 8" (5.08m x 3.56m) in uPVC double glazing with hipped glazed roof, tiled floor, patio doors to exterior.

EXTERNALLY

To the Front





The property is set within a generous plot having a gated entrance with part tarmac and part concrete drive with parking for several vehicles. Leads onto:

Single Garage.

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To the front are extensive areas of lawns and Grounds.

To the rear

Useful Outside Shed

16' 0" x 8' 5" (4.88m x 2.57m) with power and light connected.

Detached Chalet/Games Room/Home Office

16' 4" x 11' 8" (4.98m x 3.56m) On a slightly raised level is a Detached Chalet/Games Room or indeed ideal as a Home Office with power connected.





To the rear -

Adjacent and to the rear of the Bungalow is a large gravelled shrubbery area, mature trees, side Garden area with Greenhouse, external central heating boiler.



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.

Services

Mains electricity. Mains water. Private drainage. Oil fired central heating boiler (external central heating boiler)

Council Tax Band D (Ceredigion County Council).

Directions

From Aberaeron proceed south west on the A487 coast road through the villages of Ffos y Ffin, Llwyneclyn, Llanarth and onto Synod Inn. Carry straight ahead at Synod Inn, after ½ miles you will see a church of the right hand side but again carry straight on. After encountering a slight left hand bend going over a brow turn 1st left onto a farm type drive (just before a hairpin right hand bend). This property is the 2nd down this lane on the left hand side.

