

**Attention 1st Time Buyers ! Recently renovated 2 Bed Semi detached bungalow set in low maintenance gardens and grounds. Croeslan Near Llandysul - West Wales.**



**11 Bro Gwynfaen, Panteg Cross, Llandysul, Ceredigion. SA44 4ST.**

**£165,000**

**Ref R/4064/ID**

**\*\*Attention 1st Time Buyers ! \*\*Get your foot on the property ladder\*\*Recently renovated 2 bed semi detached bungalow\*\*Set in low maintenance garden and grounds\*\*Newly installed kitchen and bathroom\*\*Convenient village location\*\*Only a 5 minute drive from Llandysul town centre\*\*Double Glazing and Oil Fired Central Heating\*\*MUST BE SEEN TO BE APPRECIATED !**  
\*\*

The accommodation provides - Ent Hall, Front Sitting Room, Kitchen/Dining Room, Utility Room, Shower Room, 2 Bedrooms.

The property is conveniently located off the main A486 Llandysul to New Quay road in the village community of Croeslan which provides a shop and post office. Only some 4 miles North of the Teifi valley Market town of Llandysul which offers a comprehensive range of shopping and schooling facilities, a 20 minute drive from the Cardigan Bay coastline at the popular coastal resorts of New Quay and Llangrannog and within an easy reach of the Marketing and Amenity Centres of Newcastle Emlyn, Cardigan and Lampeter. A 40 minute drive to Carmarthen and the link road to the M4 motorway.



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## LOCAL OCCUPANCY RESTRICTION.

The property is subject to a Local Occupancy Restriction as explained below -

If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designated region (i.e. Dyfed, if purchased before 01.04.96 and Ceredigion if purchased later). For example, residence or employment within the region for at least 3 years immediately prior to the application, Tai Ceredigion is bound to grant consent. Consent is otherwise discretionary and Tai Ceredigion has resolved to adopt guidelines for offers to the effect that discretionary consent will generally be granted if a purchaser can establish one of the following criteria :

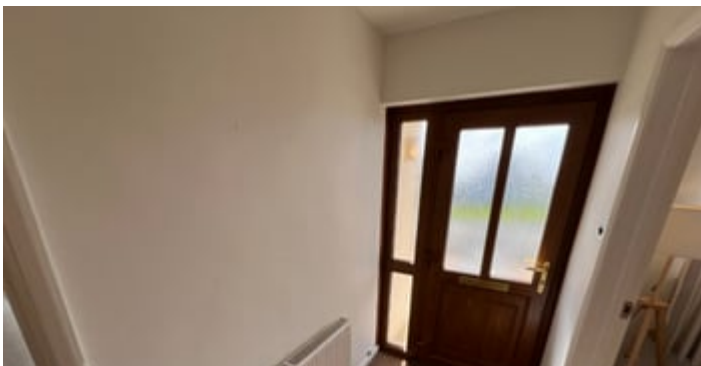
1. Born within the designated area
2. Resided a total of 5 years within the designated area but not immediately prior to application
3. Currently employed within the designated area
4. Intending to move to the area to care for an elderly or infirm relative or friend or if the purchaser is elderly or infirm, to receive care from relatives or friends who are residing in the area.

It follows that consent to a disposal to a purchaser who cannot establish any of these criteria is unlikely to be forthcoming.

## THE ACCOMMODATION

### Entrance Hall

15' 0" x 4' 1" (4.57m x 1.24m) via half glazed upvc door with glazed side panel, central heating radiator. Door into store cupboard.



### Kitchen/Dining Room

10' 6" x 9' 2" (3.20m x 2.79m) having a newly installed kitchen providing a stylish Forest Green coloured base cupboard units with wood effect formica working surfaces above, breakfast bar with seating for 3 seats, inset sink with mixer tap, CDA electric oven, 4 ring ceramic hob above, stainless steel extractor hood, integrated dishwasher, central heating radiator, tiled flooring, storage cupboard, TV point.



## Utility Room

7' 0" x 10' 0" (2.13m x 3.05m) with plumbing for automatic washing machine, outlet for tumble dryer, space for tall fridge freezer, houses a Worcester oil fired combi boiler (2021) glazed exterior door, double glazed window to rear.



## Modern Shower Room

6' 4" x 6' 8" (1.93m x 2.03m) a modern white suite comprising of corner shower unit with rainfall power shower and pull out head, Gloss white vanity unit with inset wash hand basin and dual flush w.c. stainless steel heated towel rail, illuminated mirror unit, tiled flooring and tiled walls, extractor fan, frosted window to rear.



## EXTERNALLY

### To the rear

A low maintenance rear garden mostly laid to concrete with gravelled area, raised vegetable bed to side, side access to the front. Street parking to rear.




**Services**

The property benefits from mains water, electricity and drainage. Oil Fired central heating.

Council Tax Band - B.

### Directions

From the town of Llandysul proceed North on the A486 New Quay road. Drive through the village of Horeb and towards the village of Croeslan. In Croeslan take the 2nd left hand junction. Continue on this road for approx 50 yards and the entrance to Bro Gwynfaen is on your left hand side as identified by the Agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</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 

For further information or to arrange a viewing on this property please contact :

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