

*Spacious and convenient 2 bed bungalow with garage set in commodious grounds. 3 Miles New Quay on Cardigan Bay - West Wales.*



**St Martin, Pentre'r Bryn, Near New Quay, Ceredigion. SA44 6JZ.**

**£295,000**

**Ref R/4209/ID**

**\*\*Most attractive 2 bed detached bungalow\*\*Set in spacious gardens and grounds\*\*Far reaching rural views\*\*Integral Garage\*\*Double Glazing throughout\*\*Oil Fired Central heating\*\*Ample private parking\*\*Convenient village location\*\*Only 3 miles from the coast at New Quay \*\*No onward chain\*\***

The property comprises of - Front porch, Ent Hall, Front Lounge, Kitchen/Dining Room, Utility Room, Integral Garage, 2 Double Bedrooms and Bathroom.

Conveniently positioned on a bus route set back off the A486 New Quay to Synod Inn road at the quiet hamlet of Pentre'r Bryn. Easy reach of shops, filling station, public house, new area primary school and some 3 miles from the popular seaside resort and fishing village of New Quay with its sandy beaches and an array of eating houses, pubs, village shops etc. 8 miles from the Georgian harbour town of Aberaeron with its comprehensive range of schooling and shopping facilities.



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## THE ACCOMMODATION

### Front Porch

4' 6" x 3' 0" (1.37m x 0.91m) via half glazed upvc door, tiled flooring.

### Entrance Hall

9' 8" x 23' 4" (2.95m x 7.11m) (max) via half glazed upvc door with stained glass inset and side panel, engineered oak flooring, central heating radiator. Double doors into airing cupboard.



### Front Lounge

16' 4" x 13' 0" (4.98m x 3.96m) with double glazed window to front, engineered oak flooring, central heating radiator, TV point, wall lights, recessed coved ceilings.



### Kitchen/Dining Room

9' 8" x 19' 8" (2.95m x 5.99m) with range of fitted base and wall cupboard units with formica working surfaces above, inset 1½ drainer sink, Candy electric oven, 4 ring electric hob above, pull out extractor, plumbing for dishwasher, double glazed window to rear with lovely country views, central heating radiator, tiled splash back, 7'5" french doors leading out to rear garden.





### Utility Room

7' 4" x 10' 0" (2.24m x 3.05m) with fitted cupboard units, plumbing for automatic washing machine, outlet for tumble dryer, double glazed window to rear, side exterior door.



### Integral Garage

17' 0" x 10' 0" (5.18m x 3.05m) with electric roller shutter door with Worcester oil fired combi boiler with access hatch to loft.



### Rear Double Bedroom 1

11' 8" x 11' 5" (3.56m x 3.48m) with double glazed window to rear with country views, central heating radiator.



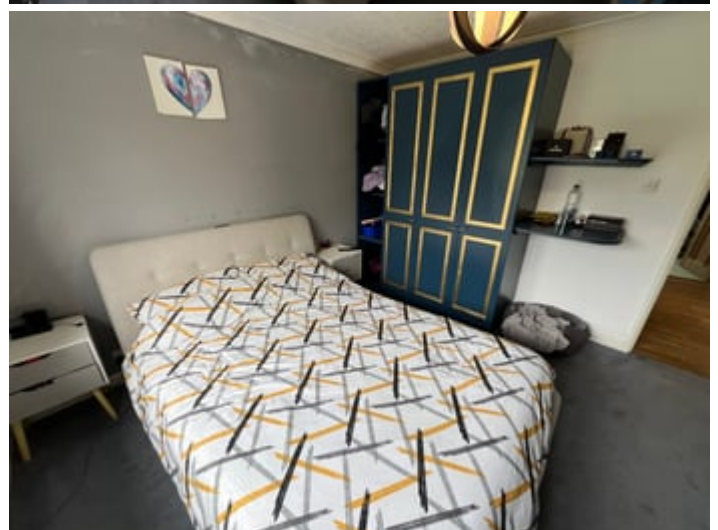
### Bathroom

7' 8" x 8' 5" (2.34m x 2.57m) a modern 4 piece suite comprising of a panelled bath with mixer tap, walk in shower unit with rainfall power shower above with pvc lined boards, Grey vanity unit with inset wash hand basin, concealed w.c. frosted window to side, heated towel rail, spot lights to ceiling, extractor fan.



### Front Bedroom 2

11' 8" x 11' 5" (3.56m x 3.48m) with double glazed window to front, central heating radiator, fitted wardrobes.



### EXTERNALLY

#### To the Rear

A spacious enclosed rear garden mostly laid to lawn with some hedgerows and mature shrubs.

The property borders open fields with lovely views over open



countryside.





## To the Front

A tarmac driveway with private parking for 4-5 cars.

Front lawned area.



mortgage in principle papers if a mortgage is required.

## TENURE

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

## Services

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

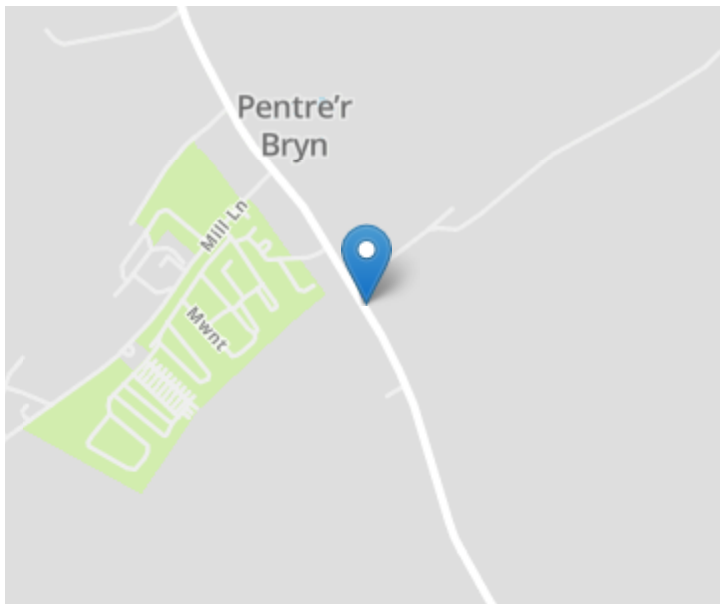
Council Tax Band - E.

## 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

## Directions

From Aberaeron proceed south west on the A487 coast road towards Cardigan. Proceed to the village of Synod Inn and at the village cross roads turn right onto the A486 New Quay road. Follow the course of the road passing a filling station on the right hand side and then the new area primary school on your left and chapel on the left. After some 300 yards you will see the property on your right hand side identified by the agents for sale board.



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

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