

Attractive 4 bed dormer bungalow set within 2.4 acres of mature gardens and two separate paddocks with road frontage. Prengwyn Near Llandysul - West Wales.



Llannerch, Prengwyn, Llandysul, Ceredigion. SA44 4LN.

£465,000

Ref A/5445/RD

****First Time ever to come onto the market**Attractive 4 bed detached bungalow**Set within 0.3 acre garden**2.1 in two separate paddocks**Enjoying excellent road frontage**A well built and high quality dwelling**Custom made feature Oak kitchen**Pleasant garden with mature planting, shrubs and flower beds and vegetable patches**Ideal for those with a horticultural interest**Convenient village location**The adjoining land having potential for future development/leisure/commercial potential (stc)**Useful garage and separate workshop**A HIGH QUALITY OFFERING TO THE MARKETPLACE IN A POPULAR RURAL LOCATION**MUST BE VIEWED AT THE EARLIEST OPPORTUNITY****

The property is situated within the village of Prengwyn offering places of worship, popular public house and public transport connectivity. The nearby town of Llandysul offers a good level of local services and amenities including community primary and secondary school, traditional high street offerings, mini supermarket, petrol station, doctors surgeries, post office, swimming pool and leisure centre and good road connections to the Cardigan Bay coastline and Carmarthen and the M4.



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GENERAL

An exceptional rural property offering 4 bed accommodation across two floors, a home of exceptional build standard.

The main property is set within some 0.3 acres of mature gardens with an array of attractive shrubs and planting, raised vegetable and flower beds surrounding the whole property.

To the side western end of the property are two separate paddocks measuring some 2.1 acres in total enjoying road frontage to both ends of the fields offering level grazing paddocks also used for haylage, with useful animal handling area situated centrally within the paddocks.

These paddocks may have potential for future residential commercial or tourism led developments (subject to the necessary consents).

GROUND FLOOR

Front Porch



With glass panel uPVC door, floor to ceiling windows overlooking front garden.

Hallway



7' 3" x 12' 3" (2.21m x 3.73m) Accessed via hardwood glass panel door with side glass panel with open staircase to first floor, oak flooring, multiple sockets, BT point, understairs cupboard. Access to all ground floor rooms.

Lounge





6' 4" x 15' 5" (1.93m x 4.70m) A large family living space with feature stone fireplace and surround with stone hearth, gas fire with potential for log burner (if required), radiator, oak flooring, side sliding patio door to garden, multiple sockets, TV point, connecting door into -

Sun Room



12' 3" x 8' 2" (3.73m x 2.49m) With sliding patio door to garden enjoying views over the adjoining fields, tiled flooring, multiple sockets, radiator.

Rear Bedroom 1



11' 9" x 7' 6" (3.58m x 2.29m) A double bedroom, window overlooking rear garden, multiple sockets, radiator. Oak flooring.

Bathroom



9' 3" x 5' 7" (2.82m x 1.70m) A modern white suite including panelled bath, single wash hand basin, w.c. corner enclosed shower, heated towel rail, tiled walls and flooring.

Rear Bedroom 2



12' 2" x 9' 6" (3.71m x 2.90m) a double bedroom, window to rear overlooking garden, range of fitted wardrobes and dressing table, oak flooring, radiator, multiple sockets.

Dining Room/Snug



11' 9" x 10' 6" (3.58m x 3.20m) With window to front, feature stone wall, radiator, TV point, multiple sockets, oak flooring, space for 6+ persons table, open plan into -

Kitchen





8' 1" x 11' 8" (2.46m x 3.56m) With custom made and individual oak design kitchen with granite worktop and drainer, double Belfast sink with mixer tap, custom made individual tiled splash back, rayburn (for hot water and cooking), space for electric cooker, extractor over, tiled flooring, walk in larder unit, side window and door to -

Side Porch



12' 3" x 8' 2" (3.73m x 2.49m) With windows and external door to garden and front forecourt. Tiled flooring. Glass door into -

Utility Room



4' 9" x 19' 4" (1.45m x 5.89m) 12' 3" x 8' 2" (3.73m x 2.49m) Housing a Worcester oil boiler, stainless steel sink and drainer with mixer tap, multiple sockets, quarry tiled flooring, range of base and wall units, tongue and groove paneling to walls and ceiling. Connecting door to rear porch to garden. Door into -

Side Storage Room

With quarry tiled flooring. Connecting door into -

Integral Garage



With electric up and over door, front and side window, concrete base, multiple sockets.

FIRST FLOOR

Landing



With access to under eaves storage cupboard. Separate walk in storage cupboard.

Front Bedroom 3



12' 9" x 11' 4" (3.89m x 3.45m) A double bedroom, window to side enjoying views over the adjoining fields, multiple sockets, radiator.

Shower Room



4' 5" x 6' 6" (1.35m x 1.98m) A high quality suite including corner enclosed shower, single wash hand basin and vanity unit, w.c. velux roof lights over, fully tiled walls and flooring, heated towel rail.

Front Bedroom 4



11' 3" x 12' 0" (3.43m x 3.66m) A double bedroom, window to side enjoying countryside views, multiple sockets, cupboards with under eaves storage.

EXTERNALLY

To the Front

The property is approached via the adjoining county road into a tarmacadamed front driveway and parking area with front area laid to lawn. Range of mature trees, shrubbery, planting and raised flower beds.





To the side

Side extended garden area with apple and pear trees and mature planting and shrubs.





External detached storage shed of block construction with curved zinc roof, up and over door to front, concrete base, rear window.

To the Rear



Extending rear garden from the back of the property with raised flower beds and vegetable beds enjoying a southerly aspect.

Connecting pedestrian access into -

The Land

The land is currently used for grazing purposes and split into two useful paddocks measuring some 2.1 acres in total with roadside frontage onto the A475 and the rear county lane.

There is an useful animal handling area between both fields which connects into the field entrance onto the rear lane.

There is mains water connection into the fields.



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 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

We are advised that the property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Band E (Ceredigion County Council).

TENURE - Freehold.

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: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

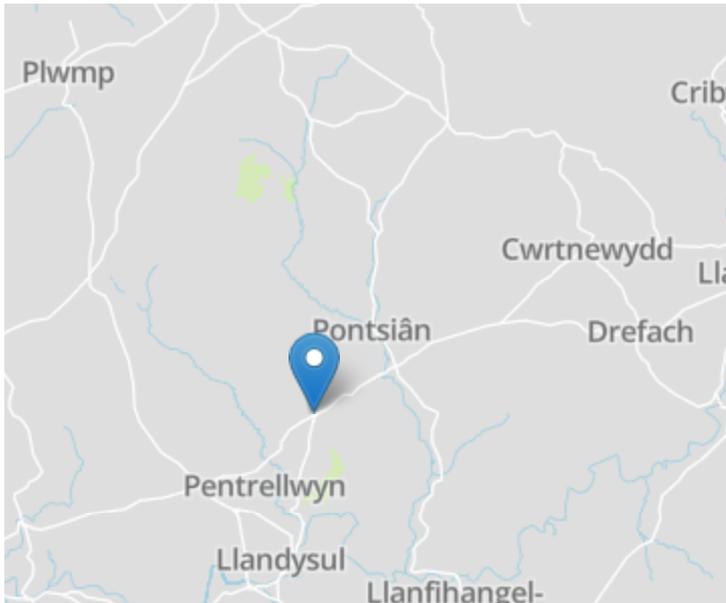
Any risk of coastal erosion? No

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

The property is located at the centre of Pwllwmp just off the village crossroads.

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

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