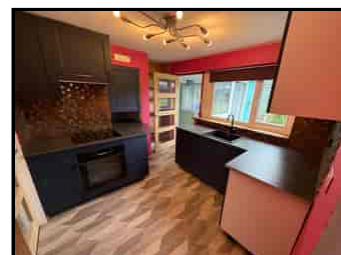


*Attractive 3 bed detached bungalow set in spacious gardens and grounds. Popular village location of Oakford Near Aberaeron.*



**The Oaks, Oakford, Llanarth, Ceredigion. SA47 0RW.**

**£295,000**

**Ref R/4587/ID**

**\*\*Attractive 3 bed detached bungalow\*\***Set in spacious gardens and grounds\*\*Located in a popular rural village of Oakford, near Aberaeron\*\*Only a 5 minutes drive from the coast\*\*Recently updated and modernised including kitchen, electrics and redecoration and flooring\*\*Double glazing throughout and LPG Gas central heating\*\*Ample off road private parking spaces\*\*Large timber workshop\*\* No onward chain \*\*

The property comprises of entrance porch/boot room, kitchen, L shaped lounge/dining room, 3 double bedrooms and bathroom.

The property is located in the pretty rural hamlet of Oakford which lies only some 3 miles from the Georgian Harbour town of Aberaeron on Cardigan Bay. Also an equidistance of the popular coastal resort and seaside fishing village of New Quay. The village of Llwyncelyn lies within a mile or so with an excellent range of local amenities including shop, filling station, post office and bus route, farm shop and restaurant, Easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and



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## THE ACCOMMODATION

### Entrance Porch/Boot Room

6' 4" x 10' 5" (1.93m x 3.17m) via upvc door with double glazed windows to side and rear, quarry tiled flooring, central heating radiator, plumbing for automatic washing machine.



### Kitchen

9' 5" x 10' 7" (2.87m x 3.23m) a recently installed kitchen comprising of midnight blue base and wall cupboard units with compact laminate worktop above, inset composite drainer sink with mixer tap, electric oven with 4 ring induction hob above, space for fridge freezer, Hexagon tiled splash back, double glazed window to side, glazed oak internal doors leads to -



### L Shaped Lounge/Dining Room

16' 4" x 18' 2" (4.98m x 5.54m) (max) a spacious room with open fire currently with electric fireplace (Has a flu installed with potential for installation of a stove), 3 double glazed windows to front bringing an abundance of natural light, Herringbone laminate flooring, central heating radiator, 6'9" sliding doors leading into -







### Conservatory

7' 8" x 12' 3" (2.34m x 3.73m) of aluminium framed construction with glass roof and sliding doors to side garden.



### Inner Hallway

7' 0" x 3' 0" (2.13m x 0.91m) with access hatch to loft.

### Bathroom

7' 1" x 5' 6" (2.16m x 1.68m) having a three piece suite comprising of a panelled bath with a Triton T70 shower above, pedestal wash hand basin, dual flush w.c. half tiled

walls, frosted window to front, heated towel rail.



### Rear Double Bedroom 1

11' 3" x 8' 9" (3.43m x 2.67m) Double glazed window to rear, herringbone laminate flooring, views over garden.



### Principal Bedroom 2

9' 0" x 15' 0" (2.74m x 4.57m) with dual aspect windows to front and side, central heating radiator, TV point. Fitted wardrobes.







### Bedroom 3

9' 0" x 7' 8" (2.74m x 2.34m) with double glazed window to side, central heating radiator.



## EXTERNALLY

### To the Front

The property is approached via a tarmac driveway with off road parking for 3 cars. Large front forecourt laid to lawn.



### The Grounds

The property offers extensive gardens and grounds mostly laid to grassed areas with recently erected good quality boundary fence, a plethora of flowers and shrubs and useful outbuildings including -





## Workshop

25' 0" x 10' 0" (7.62m x 3.05m) recently erected timber workshop with power and light connected.





## VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

Page - [www.facebook.com/morgananddavies](https://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

## 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

The property benefits from mains water, electricity and

drainage. LPG Gas fired central heating and double glazing.

Fibre optic broadband.

Council Tax Band D (Ceredigion County Council)

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (45)

**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 south west on the A487 coast road to the village of Llwyncelyn. After passing the supermarket and filling station on the right hand side, take the next left hand turning towards the village of Oakford. Follow the road into the centre of Oakford and at the T junction turn right and the property will be located on the left hand side just after the junction.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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