

*A quality sought after 3 bedroomed detached bungalow with nicely kept gardens. 1 mile from Llandysul, West Wales*



Siasmin, Gorrig Road, Pentrellwyn, Llandysul, Ceredigion. SA44 4LH.

**£300,000 Fixed Price**

**REF: R/4496/LD**

\*\*\* A quality and sought after detached bungalow \*\*\* Well presented 3 bedroomed accommodation \*\*\* Modern recently fitted kitchen and bathroom suite \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity

\*\*\* Detached garage/workshop \*\*\* Garden shed and Summerhouse \*\*\* Recently landscaped rear garden being private and not overlooked \*\*\* Tarmacadamed gated driveway with ample parking and turning space

\*\*\* Highly sought after - Enjoying a fantastic location \*\*\* 1 mile from Llandysul \*\*\* 15 minute drive to the Cardigan Bay Coast \*\*\* Viewing is highly recommended - Contact us today to view



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## LOCATION

The property is situated on the fringes of the former Market Town of Llandysul which offers a range of services including a new Community Primary and Secondary Education Centre, Local and National Retailers, Public Transport connectivity, Places of Worship, Doctors Surgery, Public Houses and Restaurant.

## GENERAL DESCRIPTION

A highly sought after detached country bungalow enjoying a convenient position 1 mile from the former Market Town of Llandysul. The property is of high quality, recently being modernised with a new kitchen and bathroom, and enjoying 3 bedroomed accommodation. It benefits from oil fired central heating, UPVC double glazing and good Broadband connectivity.

The property sits on the fringes of Llandysul on a sizeable plot and being well kept and recently landscaped. It enjoys the benefit of a Summerhouse, garden shed and a detached garage.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALLWAY

4' 8" x 11' 1" (1.42m x 3.38m). Having a UPVC glazed panelled door, radiator, airing cupboard housing a Worcester oil combi boiler.



### LIVING ROOM

23' 7" x 12' 7" (7.19m x 3.84m). A perfectly sized Family room with a stand alone cast iron multi fuel stove on a slate hearth with an oak mantle over, dual aspect windows to the front and rear overlooking the garden, rear patio door to the garden area with electric blinds to door & window over patio, two radiators.



### LIVING ROOM (SECOND IMAGE)



## KITCHEN

14' 7" x 12' 2" (4.45m x 3.71m). A modern Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, eye level electric double oven, 4 ring hob and extractor hood over, tiled flooring, picture window overlooking the garden, side entrance door.



## KITCHEN (SECOND IMAGE)



## KITCHEN (THIRD IMAGE)



## BATHROOM

8' 6" x 6' 11" (2.59m x 2.11m). A modern suite comprising of a large shower unit, low level flush w.c., multi drawer vanity unit with wash hand basin, radiator.



## BEDROOM 1

11' 2" x 9' 9" (3.40m x 2.97m). With radiator, built-in wardrobes.



## BEDROOM 2

14' 6" x 8' 8" (4.42m x 2.64m). With double aspect windows to the side and front garden, radiator.



## BEDROOM 3

8' 7" x 7' 10" (2.62m x 2.39m). With window to the side, radiator.



## EXTERNALLY

### DRIVEWAY



## GARAGE/WORKSHOP

17' 8" x 11' 0" (5.38m x 3.35m). With a range of fitted wall and floor cupboards, plumbing and space for automatic washing machine.



## GARDEN

The property enjoys a well kept landscaped mature garden area recently being upgraded by the current Owners and being terraced with a lawn and various patio areas. It is private and not overlooked and enjoys colour all year round with beautiful rockery and flower beds.

### FRONT GARDEN (FIRST IMAGE)



FRONT GARDEN (SECOND IMAGE)



REAR GARDEN (SECOND IMAGE)



FRONT GARDEN (THIRD IMAGE)



REAR GARDEN (THIRD IMAGE)



REAR GARDEN (FIRST IMAGE)



REAR GARDEN (FOURTH IMAGE)



## REAR GARDEN (FIFTH IMAGE)



## GARDEN SHED

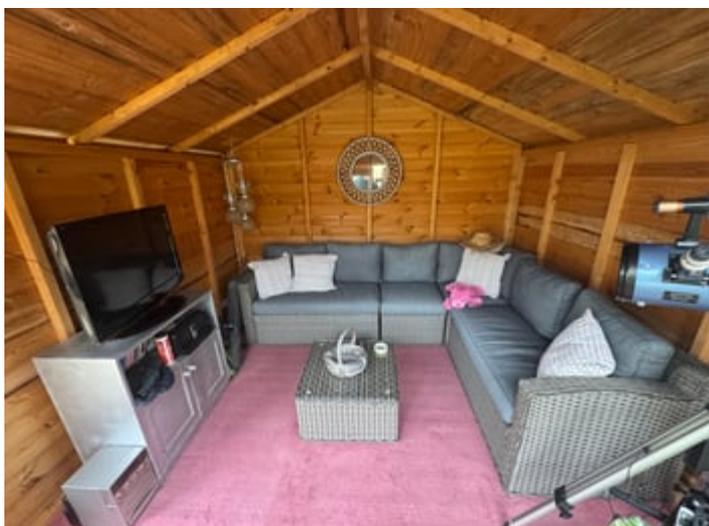
12' 0" x 8' 0" (3.66m x 2.44m).

## SUMMERHOUSE

Of timber construction with electricity connected.



## SUMMERHOUSE INTERNAL



## PARKING AND DRIVEWAY

A gated tarmacadamed driveway with ample parking and turning space.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## NOTE

Street View opposite the property has now changed & shows a modern bungalow instead of the derelict property as was.

## AGENT'S COMMENTS

property - '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 mortgage in principle papers if a mortgage is required.

### **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



Siasmin SA44 4LH  
For illustrative purposes only, not to scale



MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Gated.

Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**EPC Rating:** E (53)

**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 Llandysul Town Centre proceed along King Street along the B4624 heading out of the Town. After approximately 50 metres or so after the last turning on the left take the right hand exit signposted Gorrig. Proceed along the road for approximately 1½ miles to Pentrellwyn. Travelling through the Village the property is then located on the left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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](http://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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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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