

Deceptively spacious 4 bed detached bungalow set in spacious gardens and grounds with lovely sea views over Cardigan Bay. Brynhoffnant, Near Llangrannog.



Moranedd, Brynhoffnant, Llangrannog, Ceredigion. SA44 6DS.

£195,000

R/4267/ID

****Deceptively spacious and attractive detached 4 bed bungalow residence**Set in spacious gardens and grounds**Lovely views over the Hoffnant valley, down towards the Cardigan Bay coastline**Convenient village location**On a bus route and close to a shop and public house etc**Only a 5 minute drive to the popular coastal resort of Llangrannog**LPG Gas central heating**Perfect for 1st time buyers/investors**Ample private parking to front and side****

The property comprises of Front Porch, Front Lounge, Bathroom, Open Plan Kitchen/Dining and Lounge. 3 Double Bedrooms and 1 Single Bedroom.

The property is situated in the coastal village of Brynhoffnant, being conveniently positioned on the A487 coast road, boasting a popular shop, petrol station and new local primary school and public house. Being on the main A487 public transport route. The larger town of Cardigan is some 20 minutes to the south with a wider range of local and national retailers, community hospital, primary and secondary schooling, a wealth of day to day facilities and services. The coastal village of Llangrannog lies within some 2 miles away



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THE ACCOMMODATION

Front Porch



2' 9" x 7' 4" (0.84m x 2.24m) via half glazed hardwood door, glazed window to front with views over Cardigan Bay. Glazed door into -

Front Lounge

12' 7" x 11' 8" (3.84m x 3.56m) with exposed stone corner fireplace housing a wood burning stove on a raised hearth, mantle above, dual aspect window to front and side with lovely sea views, central heating radiator, electric wall panel heater, TV point.



Double Bedroom 1

9' 5" x 11' 7" (2.87m x 3.53m) with dual aspect windows to front and side with lovely sea views, central heating radiator, TV point.



Single Bedroom 2

5' 8" x 9' 5" (1.73m x 2.87m) with double glazed window to side, wall mounted panel heater.

Bathroom



9' 7" x 5' 5" (2.92m x 1.65m) with a 3 piece white suite comprising of a panelled bath with Triton electric shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, panelled walls, frosted window to side.

Open Plan Kitchen/Dining Room/Lounge

20' 8" x 11' 2" (6.30m x 3.40m) The kitchen provides a range of cream base and wall cupboard units with formica working surfaces above with inset stainless steel drainer sink, Lamona electric oven, 4 ring ceramic hob, stainless steel extractor hood, space for fridge, Valliant gas combi boiler, tiled splash back, space for 8 seater dining table, central heating radiator.

The lounge area has a 11' sliding door to the rear overlooking the garden, double glazed window to side, TV point, central heating radiator.





Double Bedroom 3



8' 2" x 9' 4" (2.49m x 2.84m) with double glazed window to side, central heating radiator, TV point.

Double Bedroom 4

8' 0" x 7' 5" (2.44m x 2.26m) with double glazed window to rear overlooking rear garden, TV point.



EXTERNALLY

To the front



Tarmac driveway with off road private parking for 3-4 cars.

To the Rear

A spacious enclosed garden area, mostly laid to lawn, many mature trees, shrubs, hedgerows and flower beds and making a lovely private space.

There is also a patio area laid to slabs. Also a plum tree, polly tunnel and we believe the garden extends to some 0.25 Acres.

Storage Room with plumbing for automatic washing machine.

Beyond this is also a further storage unit 10' 8" x 14'8" with glazed doors to side.





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.

TENURE

The property is of Freehold Tenure.

Services

Mains Water, Electricity and Drainage. LPG Gas fired central heating Fibre Opting Broadband.

Council Tax Band C. (Ceredigion County Council).



Directions

From Aberaeron proceed 12 miles south west on the A487 coast road to the village of Brynhoffnant. After passing the filling station on your right left hand side, you will pass a public house on the right, immediately after you will see a row of properties on your left hand side and Moranedd can be found as the first detached bungalow on the left.

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

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