

A superb detached country bungalow. Convenient location. Near Llandysul, West Wales



Evangeline, Horeb, Llandysul, Ceredigion. SA44 4JG.

£380,000

REF: R/3929/LD

*** No onward chain *** Superb exceptionally presented with no expense spared *** Deceptive and spacious 4 bedroomed, 2 bathroomed detached bungalow *** Modern and stylish well equipped kitchen and bathroom *** Perfect Family residence - 1 mile to the brand new Ysgol Bro Teifi School

*** Landscaped and well designed gardens with relaxation and enjoyment in mind - With a private bar, hot tub house and a purpose built barbeque area *** Private balcony area offering fine country views over the surrounding countryside *** Raised decking with vegetable beds and rockery

*** Village location - Yet private and not overlooked *** Sit back and relax *** Early viewing is highly recommended *** Coast and Country nearby - West Wales at its best



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LOCATION

Located within the rural settlement of Horeb, near to the former Market Town of Llandysul with its range of facilities including Doctors Surgery, Leisure and Playing Fields, Shops, Post Office, Public Houses, Filling Station, along with the brand new Ysgol Bro Teifi School with Primary and Secondary Education. The property lies within a 20 minute drive to the larger conurbation of Cardigan and Carmarthen, including Public Transport links to Carmarthen onto South Wales and beyond. The renowned Cardigan Bay lies within a 15 minute drive. This property enjoys both Coast and Country.

GENERAL DESCRIPTION

Superb - Simply stunning - Prepare to be impressed. The property offers spacious 4 bedroomed accommodation, being fantastically presented, with modern and stylish kitchen and bathrooms. The current Vendors have adopted a no expense spared approach with oak flooring and oak doors throughout, a sizeable sun room and, not to mention, the garden. Sit back, relax and enjoy your private barn, hot tub and barbeque area. In all the perfect Family home or country escape. The impressive property currently consists of the following:-

THE ACCOMMODATION

COVERED ENTRANCE PORCHWAY

Leading to

RECEPTION HALL

Having access via a half glazed front entrance door with glazed side panel, solid oak flooring, radiator, large cloak cupboard, oak doors throughout.

KITCHEN

21' 0" x 11' 0" (6.40m x 3.35m). Simply stunning. A modern gloss kitchen with wall, floor and full length cupboards with 1 1/2 sink and drainer unit with a hot tap, integrated Neff double oven with a slide and hide, Neff integrated microwave, integrated fridge and freezer. There also lies a large central island with a 4 ring induction hob and sandstone worktops, radiator, spot lighting.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



FAMILY ROOM

27' 0" x 11' 0" (8.23m x 3.35m). Of UPVC construction under a fully insulated poly carbonate roof with bifold doors opening onto the rear garden area, two radiators, T.V. point.



FAMILY ROOM (SECOND IMAGE)



UTILITY ROOM

13' 2" x 7' 10" (4.01m x 2.39m). With fitted wall and floor units, stainless steel 1 1/2 sink and drainer unit, plumbing and space for automatic washing machine and tumble dryer, space for an upright fridge/freezer, radiator.



W.C.

With low level flush w.c., pedestal wash hand basin, part tiled walls, radiator, extractor fan.

FORMER GARAGE AREA

Now consisting of the following but could be re-utilised as a garage:-

GYM

12' 5" x 11' 0" (3.78m x 3.35m). With sliding patio doors opening onto the rear garden area, Grant oil fired central heating boiler running all domestic systems, access to the loft space.



GARAGE

11' 0" x 5' 0" (3.35m x 1.52m). With an up and over door.

INNER HALL

With large built-in double door cupboard, solid oak flooring, oak doors throughout. Currently utilised as a play room.

REAR BEDROOM 4

10' 3" x 9' 9" (3.12m x 2.97m). With radiator, T.V. point, laminate flooring.



LIVING ROOM

15' 9" x 12' 9" (4.80m x 3.89m). With 8ft sliding patio doors to the front garden area, T.V. point, radiator.



FRONT BEDROOM 3

11' 7" x 10' 5" (3.53m x 3.17m). With radiator, laminate flooring, enjoying views over the front garden.



REAR BEDROOM 2

11' 7" x 10' 0" (3.53m x 3.05m). With large built-in cupboards, door opening onto the rear balcony area, radiator.



FAMILY BATHROOM

Having a contemporary styled suite, being beautifully presented and well equipped, comprising of jacuzzi bath, corner shower cubicle with a double head shower, vanity unit with wash hand basin, low level flush w.c., extractor fan, spot lighting, chrome heated towel rail, laminate flooring.



PRINCIPAL BEDROOM 1

13' 4" x 13' 0" (4.06m x 3.96m). With built-in cupboards, sliding patio doors opening onto the rear balcony area and garden, T.V. point, radiator, laminate flooring.



EN-SUITE TO PRINCIPAL BEDROOM 1

A contemporary sand stone tiled suite with a walk-in 6ft shower cubicle with a double head shower, vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail, spot lighting, extractor fan.



EXTERNALLY

GARDEN

A landscaped well designed with Family living in mind, perfectly private with a number of seating and lounging areas with a newly fenced boundary keeping all Family Members safe and secure.

To the front and side lies a well maintained and manicured lawned area, all of which is designed with low maintenance in mind.

FRONT GARDEN



REAR GARDEN (FIRST IMAGE)**REAR GARDEN (SECOND IMAGE)****BALCONY**

The balcony interconnects both the principal and second bedroom with well equipped gardens, giving a sense of space.

PRIVATE BAR/PUB

16' 4" x 9' 7" (4.98m x 2.92m). Purposely built of timber construction with Bespoke bar area, separate electric supply. The perfect space to relax with the Family.

**PRIVATE BAR/PUB (SECOND IMAGE)****HOT TUB HOUSE**

With a 6 seater hot tub and sheltered area.

**BARBEQUE AREA**

Bespoke and sheltered lying next to the private bar.

ROCKERY AND VEGETABLE GARDEN

With raised vegetable beds.



PARKING AND DRIVEWAY

A gated block paver drive with ample parking areas and the whole boundary being newly fenced in 2020.



REAR OF PROPERTY



AGENT'S COMMENTS

Perfect Family home. No expense spared

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council - Band: 'F'.

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, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate

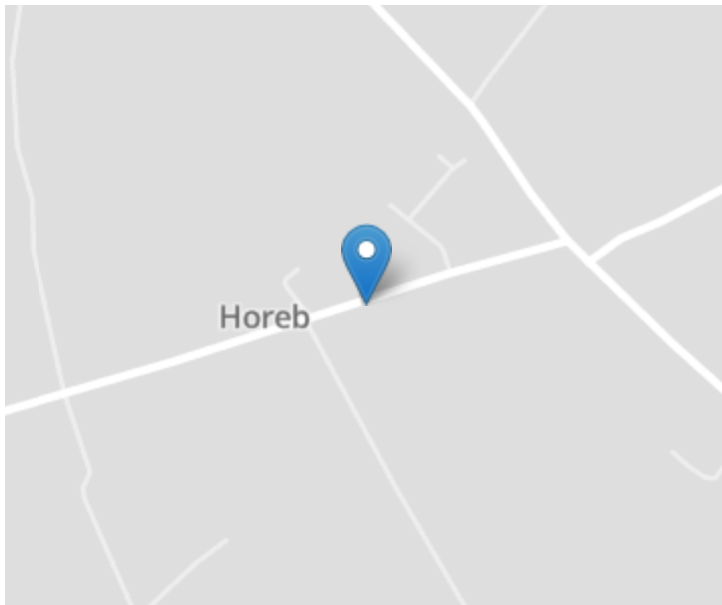
Directions

Heading from Llandysul, take the A486 road leading North towards Synod Inn/New Quay. You will enter the Village of Horeb (approximately 1 mile North from Llandysul). After the main crossroads take the first left signposted Newcastle Emlyn/Cardigan. Travel along this road for approximately 100 yards and the property is located on the right hand side, having passed the Chapel and Post Office Sorting Office.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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