

Immaculately presented 3 bed detached house. Located in the popular village of Llanarth. Near New Quay - West Wales.



Ty Angel 8 Maes Dafydd, Llanarth, Ceredigion. SA47 0PP.

£225,000

R/4557/ID

****Immaculately presented 3 bed detached dwelling**** Located in a sought after residential cul de sac of Maes Dafydd ****Popular village location**** Only a 10 minute drive from the coast at New Quay ****Attractive low maintenance garden**** Ample private parking ****Sun lounge**** Double Glazing and oil fired central heating ****Perfect for 1st time buyers/family****

The property comprises of Ent Hall, Cloak Room, Kitchen, Lounge/Dining Room, Sun Room. First Floor - 2 Double Bedrooms, 1 Single Bedroom and Bathroom.

The village of Llanarth offers an excellent range of local amenities including shops, post office, public house, barbers, hairdresser, primary school, places of worship etc., and is on a bus route. Less than 3 miles from Cardigan bay at the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy travelling distance of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter



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GROUND FLOOR

Entrance Hall



11' 2" x 9' 3" (3.40m x 2.82m) via half glazed upvc door, laminate flooring, central heating radiator. Stairs rising to first floor, understairs storage, airing cupboard housing the Worcester oil fired boiler. Door into -

Cloak Room

6' 2" x 3' 3" (1.88m x 0.99m) with low level flush w.c free standing wash hand basin, frosted window to front, central heating radiator, extractor fan.



Kitchen





10' 5" x 7' 6" (3.17m x 2.29m) with range of fitted cream base and wall cupboard units with formica working surfaces above, 1½ stainless steel drainer sink with mixer tap, 4 ring LPG Gas hob, extractor hood above, electric oven, plumbing for automatic washing machine, space for fridge, tiled splash back, double glazed window to front, central heating radiator. Doors from entrance hall and lounge.

Lounge/Dining Room



20' 8" x 12' 6" (6.30m x 3.81m) a spacious room with 4'6" patio doors into sun room 2 central heating radiators, laminate flooring, TV point. Space for dining table, double glazed window overlooking rear garden.

Sun Room





10' 5" x 10' 7" (3.17m x 3.23m) a lovely south facing room with dwarf wall construction with double glazed surround, patio doors to side, blue self cleaning glass roof, laminate flooring.

FIRST FLOOR

Landing

6' 2" x 10' 9" (1.88m x 3.28m) with access hatch to loft and doors into -

Bathroom

10' 7" x 6' 6" (3.23m x 1.98m) having a 4 piece suite comprising of panelled bath with mixer tap and shower head above, enclosed shower with mains shower above, pedestal wash hand basin, dual flush w.c. central heating radiator, frosted window to front, extractor fan.



Rear Double Bedroom 1





9' 8" x 12' 4" (2.95m x 3.76m) double glazed window to rear, central heating radiator.

Rear Double Bedroom 2



12' 3" x 10' 8" (3.73m x 3.25m) with double glazed window to rear, central heating radiator.

Front Bedroom 3



7' 6" x 10' 8" (2.29m x 3.25m) with double glazed window to front, central heating radiator.

EXTERNALLY

To the Front





The property is approached from via an adopted estate road onto a gravelled driveway with ample parking for 5+ cars.

Shrubbery to front. Pathways to both sides lead through to the rear.

South Facing Rear Garden



Mostly laid to patio and gravel for ease of maintenance and useful outbuilding for storage.

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.

TENURE

The property is of Freehold Tenure.

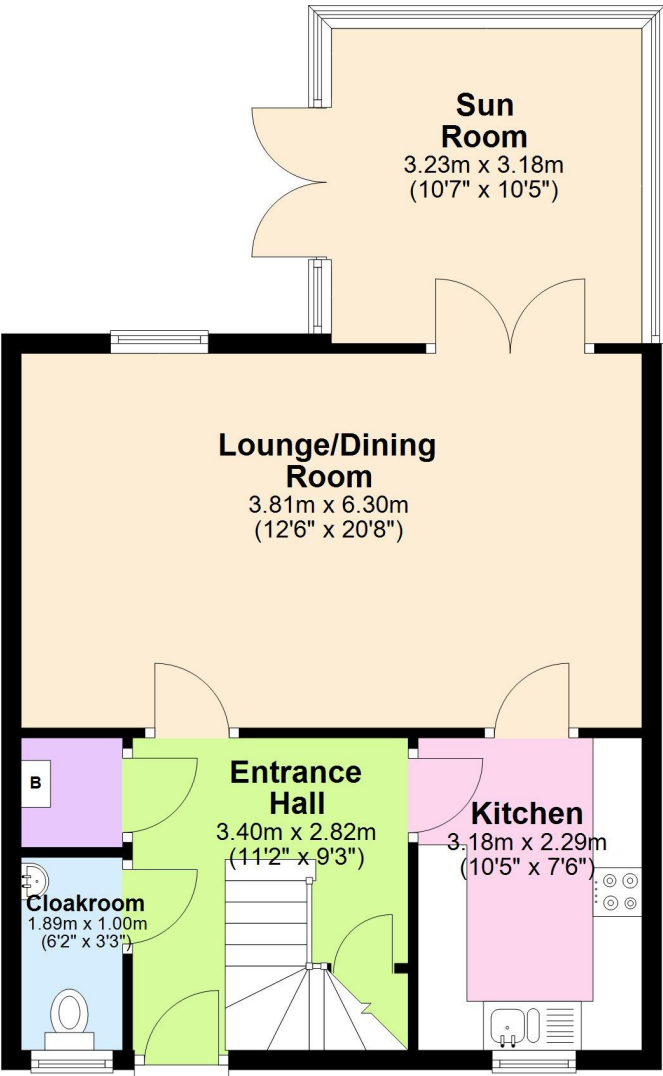
Services

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating. Fibre optic broadband.

Council Tax Band D (Ceredigion County Council).

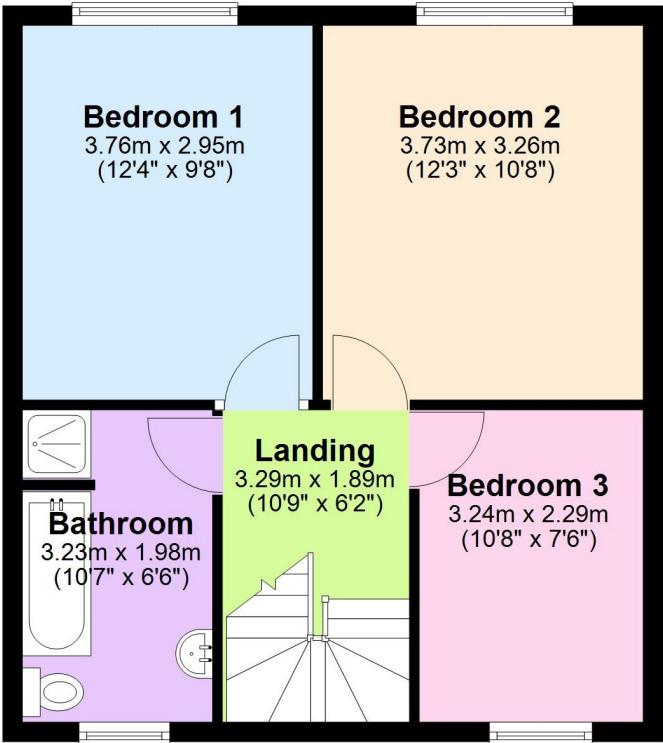
Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)
Ty Angel, 8 Maes Dafydd, Llanarth

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

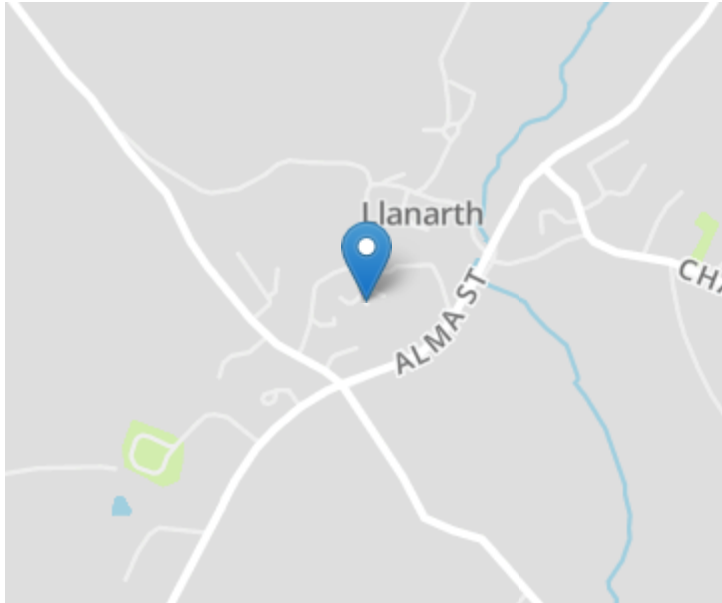
Any risk of coastal erosion? No

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 as far as the village of Llanarth. At Llanarth turn right alongside the Llanina Arms Hotel then after 50 yards take the 2nd right hand turning just before stone built Church Hall. Keep up this road follow the road around to the right hand side then keep right at next bend and then turn right into Maes Dafydd estate. Take the 2nd left hand turning and you will see the property in the far left hand corner.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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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