

*Well proportioned 3 Bed detached house with detached garage. Located in the popular village of Llanarth. Near New Quay - West Wales.*



12 Maes Dafydd, Llanarth, Ceredigion. SA47 0PP.

£225,000

Ref R/4093/ID

**\*\*Well proportioned 3 bed detached house\*\*** Located in a sought after cul de sac **\*\*In the popular village of Llanarth, West Wales\*\*** Only 2 miles from the costal resort of New Quay and its sandy beaches **\*\*Detached single garage\*\*** Benefits from double glazing and oil fired central heating **\*\*Spacious garden to rear\*\*** Perfect family home or 1st time buyers **\*\*Private parking for 3-4 vehicles\*\***

The property comprises of Ent Hall, Cloak Room, Rear Lounge/Dining Room, Kitchen. First Floor - Central Landing, 3 Bedrooms and Bathroom.

The property is located on a private cul de sac of some 15 properties in the village of Llanarth which is located on the main A487 trunk road linking North and West Wales. The village offers a good range of facilities including village shop, post office, petrol station, public house, popular primary school, garden centre, places of worship and excellent transport connectivity. The coastal village of New Quay is some 2 miles from the popular on the Cardigan Bay coastline offering a range of local cafes, bars, restaurants, doctors surgery, sandy beaches and access to the All Wales coastal path. The Georgian Harbour town of Aberaeron is some 4 miles North offering a wider range of day to day services. The strategic towns of Aberystwyth and Cardigan are equi distant 30 minute drive from the property.



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## GROUND FLOOR

### Entrance Hall



10' 5" x 9' 0" (3.17m x 2.74m) via upvc door, dog leg staircase to first floor, central heating radiator, door into cupboard housing the Worcester oil fired combi boiler.

### Cloak Room



6' 9" x 3' 2" (2.06m x 0.97m) with low level flush w.c. pedestal wash hand basin, central heating radiator, extractor fan, frosted window to front.

## Rear Lounge/Dining Room







12' 7" x 20' 9" (3.84m x 6.32m) a spacious room with glazed double doors to rear, 2 double glazed windows to rear, 2 central heating radiators, TV point, multiple sockets, space for 6 seating dining table.

### Kitchen

7' 8" x 10' 8" (2.34m x 3.25m) with range of base and wall cupboard units with formica working surfaces above, electric oven and 4 ring electric hob, extractor hood, inset 1½ drainer sink, space for automatic washing machine, tiled splash back, central heating radiator, space for fridge freezer, double

glazed window to front.



## FIRST FLOOR

### Central Landing

5' 9" x 10' 6" (1.75m x 3.20m) with access to hatch to loft.



## Bathroom



10' 6" x 6' 4" (3.20m x 1.93m) with a 4 piece white suite comprising of a panelled bath with hot and cold taps, enclosed shower unit with mains shower above, low level flush w.c. pedestal wash hand basin, half tiled walls, frosted window to front, shaver light and point.

### Rear Double Bedroom 1

12' 3" x 9' 5" (3.73m x 2.87m) with double glazed window to rear, central heating radiator, TV point.



### Rear Double Bedroom 2

12' 5" x 10' 9" (3.78m x 3.28m) with double glazed window to rear, central heating radiator, tv point.







**Front Bedroom 3**

7' 8" x 10' 7" (2.34m x 3.23m) with double glazed window to front, central heating radiator.

**EXTERNALLY**

To the rear





The property has an enclosed spacious garden, mostly laid to lawn with patio area laid to slabs. Pathway also laid to slabs on both sides leading to -

### Detached Garage



16' 0" x 10' 0" (4.88m x 3.05m) with up and over door, block built under a tiled roof with electric connected.

### To the front



A gravelled driveway with parking for 3-4 cars.

### PLEASE NOTE -

There is signs of Japanese Knotweed on the boundary and the vendor is looking into putting a treatment plan to be put into place.

### TENURE

The property is of Freehold Tenure.

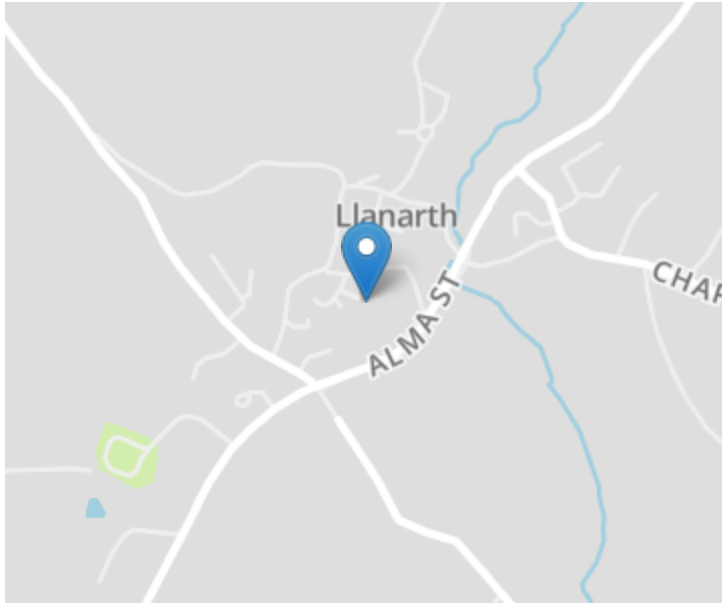
### MONEY LAUNDERING

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

We are advised that the property benefits from Mains Water, Electricity and Drainage. Oil fired central heating.

Council Tax Band - D (Ceredigion County Council)



### 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, after some 50 yards take the 2nd right hand turning just before a stone built church hall. Turn up this road and follow the road around the estate and keep right at the next bend and then turn right into Maes Dafydd Estate. Continue into the estate turning left and the property will be seen in the bottom left hand corner.

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

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