

*Deceptively spacious 4 bedroom detached bungalow set in its own garden and grounds. Detached 32ft x 32ft Garage/Workshop. Gorrig Road, Pentrellwyn, Llandysul.*



**Highbury, Gorrig Road, Llandysul, Ceredigion. SA44 4LQ.**

**£359,000**

**Ref R/3696/ID**

**\*\* Deceptively spacious 4 bed detached bungalow \*\* Set in it's own garden and grounds \*\* Recently refurbished and modernised  
\*\* Perfect modern family home \*\* Substantial 32ft x 32ft fully insulated workshop / garage \*\* modern kitchen / dining room \*\*  
modern bathrooms \*\* Ample private parking space \*\* Oil fired central heating \*\* Peaceful semi-rural village location \*\* Only 5  
minutes drive from Llandysul town Centre \*\***

The property comprises of - Ent Hall, Front lounge, Rear kitchen / dining room, bathroom, 3 double bedrooms, shower room, single bedroom, utility room, single garage.

Nestled in the mid reaches of the Teifi Valley in the rural hamlet of Gorrig, approximately one mile from the Teifi Valley Market Town of Llandysul which offers a good range of everyday facilities. The property is also within easy travelling distance of the larger Towns of Lampeter to the East, Cardigan to the West and Carmarthen to the South.



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### Entrance Hall / Passage Way

9' 0" x 27' 0" (2.74m x 8.23m) Recently installed composite door with glazed side panels, Elka Engineered real wood flooring, door into airing cupboard which houses the hot water tank.



### Front Lounge

18' 0" x 10' 3" (5.49m x 3.12m) Open fireplace housing a modern multifuel woodburning stove on a slate hearth, oak mantle above, Elka Engineered real wood flooring, 2x large double glazed windows to front, bringing in an abundance of natural light, central heating radiator.



### Modern Kitchen / Dining Room

25' 7" x 13' 1" (7.80m x 3.99m) Comprising of modern white base and wall cupboard units, oak working surfaces above, Neff eyelevel electric oven and grill, 4 ring ceramic hob with stainless steel extractor hood above, stainless steel 1 1/2 drainer sink, tiled splashback, integrated appliances include dishwasher and fridge freezer. Oil fired boiler, Karndean Composite flooring, 2x double glazed windows to rear overlooking rear garden, sliding patio door to rear patio, central heating radiator, spotlights to ceiling.





## Modern Bathroom

8' 0" x 6' 2" (2.44m x 1.88m) Modern white suite comprising of a panelled bath, low-level flush WC, vanity unit with wash hand basin, stainless steel heated towel rail, frosted window to rear, luminous mirror unit, tiled walls, tiled floors.



## Shower Room

5' 5" x 4' 5" (1.65m x 1.35m) modern white suite comprising of an enclosed corner shower unit with mains powered shower above, corner wash hand basin, low-level flush WC, tiled walls, tiled flooring, frosted window to rear.





### Front Principal Bedroom 1

16' 7" x 10' 0" (5.05m x 3.05m) with central heating radiator, large double glazed window to front.



### Double Bedroom 2

12' 5" x 9' 5" (3.78m x 2.87m) with double glazed window to rear, central heating radiator, fitted wardrobes.



### Rear Double Bedroom 3

9' 9" x 13' 3" (2.97m x 4.04m) double glazed window to rear overlooking rear garden, central heating, radiator fitted cupboard units.

### Bedroom 4

10' 9" x 7' 2" (3.28m x 2.18m) with central heating radiator, double glazed window overlooking the garden.

### Utility Room

11' 2" x 8' 3" (3.40m x 2.51m) with a range of base and walk with units, stainless steel drain a sink, window to rear, plumbing for automatic, washing machine.

### Integral Garage

17' 0" x 12' 0" (5.18m x 3.66m) up and over door, light and power connected.

## EXTERNALLY

### To The Rear

Is a large enclosed garden which is split to two tiers. The top tier offers a large patio area with hot tub connection, patio slabs and a large timber summerhouse.





### Timber Summerhouse

8' 7" x 7' 3" (2.62m x 2.21m) + 8' 9" x 11' 2" (2.67m x 3.40m) Split into two sections, power and light connected.



### Lower Garden Area

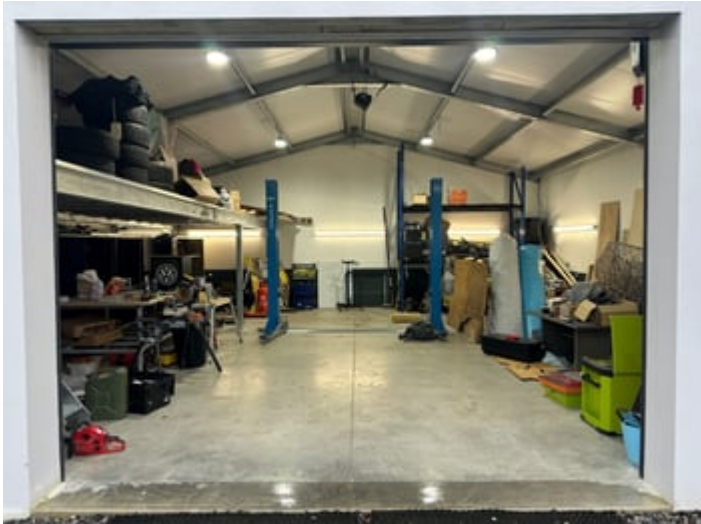
With steps leading down to a large lawn area, with raised flower and vegetable beds, mature hedging to boundary providing good privacy.





## A Large Garage/ Workshop

32' 0" x 32' 0" (9.75m x 9.75m) One of the main features of the property is its substantial garage / workshop built of cavity wall construction, being insulated throughout, galvanized steel roof framework with 100 mm insulated roofing sheets, insulated Holman remote electric roller door measuring 4m wide x 3m high, composite door to side, water and electric to the building, LAN cables to the house for broadband/CCTV, 240 V sockets, fully rendered internally and new 3 Ton two post lift heavy duty mezzanine loft space which is not included in the sale but available by separate negotiation.



## To The Front

Is private parking space for up to 6 cars, garden area laid to lawn, gravel track leading down to the garage/workshop.

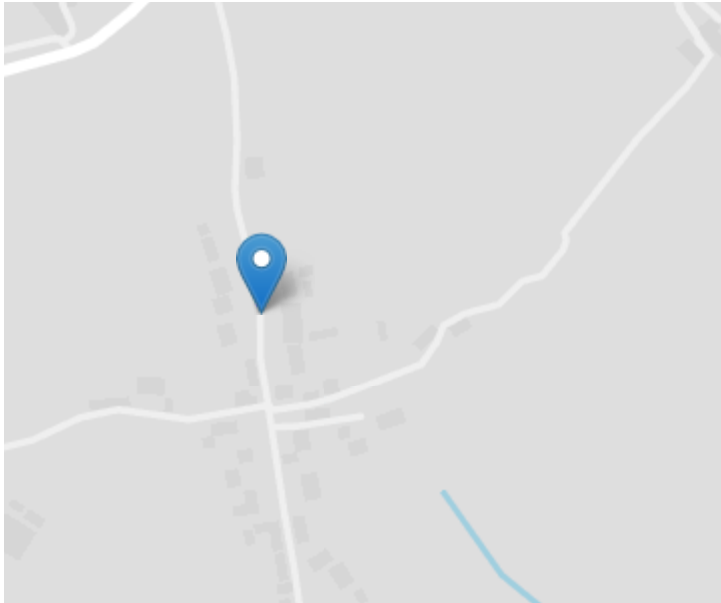


## **Services**

We are advised the property benefits from mains electricity, water and drainage. Oil fired central heating. Fibre broadband line to Property offering 300+ MB,

Freehold.

Council tax band 'E'.



### Directions

From Llandysul head North on the A486. After leaving town, take the first turning on the right hand side signposted Gorrig. Proceed for approximately a mile and the property can be found on the right hand side, as identified by the Agents 'For Sale' sign.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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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