

*Substantial 4 bedroom bungalow with potential annexe. Set within 0.5 acres. Glynarthen.
Llandysul.*



Tresi-Aur, Glynarthen, Llandysul, Ceredigion. SA44 6PL.

£375,000

R/4532/RD

**** Spacious 4 bedroom bungalow ** Currently split to provide 1 bedroom annexe ** Double garage ** Set within 0.5 acres of spacious and mature grounds ** Ample off-road parking ** Good size family home ** potential for future development subject to the necessary consents ** Quiet coastal village location ** A substantial property in a commodious plot that must be viewed to be appreciated ****

The property is situated within the coastal village of Glynarthen being some 10 minutes drive from the Cardigan Bay coastline at Llangrannog, Penbryn and Tresaith. The village offers community meeting spaces and places of worship but relies on nearby Brynhoffnant for modern community primary school, successful village shop and petrol station, public houses and good public transport connectivity. The larger centres of Newcastle Emlyn and Cardigan are both within 20 minutes drive of the property offering a wider range of day to day services.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

A substantial 4 bedroom bungalow set within a commodious 0.5 acre plot with ample off-road parking space and grounds.

There may also be potential for future development subject to the necessary consents.

The property is currently split into a 3 bedroom bungalow with a 4th bedroom and utility areas being currently split (blocked off door within the house) to provide a 1 bedroom annexe with independent shower and kitchen spaces. This could easily be converted back into a 4th bedroom for the bungalow.

THE ACCOMMODATION

Reception Hallway

19' 0" x 5' 5" (5.79m x 1.65m) being 'L' shaped and accessed from the front porch uPVC glass door with radiator, double airing cupboard, access to loft.



Lounge



15' 7" x 13' 2" (4.75m x 4.01m) feature gas fire with stone hearth and surround, stone plinth and TV stand, window to front, multiple sockets, radiator.

Bedroom 1

9' 4" x 8' 7" (2.84m x 2.62m) double bedroom, window to front, fitted wardrobes, multiple sockets, radiator.



Bedroom 2



12' 9" x 9' 8" (3.89m x 2.95m) double bedroom, window to front, multiple sockets, radiator, fitted cupboard.

Bedroom 3

9' 7" x 10' 3" (2.92m x 3.12m) double bedroom, window to rear conservatory, multiple sockets, radiator, fitted cupboard.



Bathroom



10' 5" x 7' 8" (3.17m x 2.34m) with corner 1200mm enclosed shower, panelled bath, single wash hand basin on vanity unit, WC, rear window, tiled flooring and walls, heated towel rail.

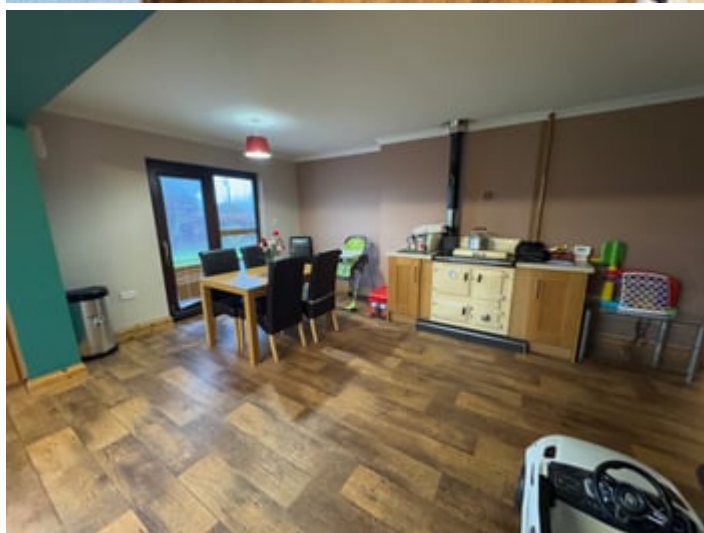
Kitchen and Dining Area

22' 8" x 22' 1" (6.91m x 6.73m) being 'L' shaped with oak effect base and wall units, 1½ stainless steel sink and drainer and mixer tap, washing machine connection, integrated oven and grill, gas hobs with extractor over, oak flooring, space for dining table and separate seating area, 2 x radiator, cream Rayburn (hot water and cooking only), dual aspect windows to rear and side.



Conservatory

10' 3" x 27' 7" (3.12m x 8.41m) uPVC windows and doors to garden area, tiled flooring, radiator, multiple sockets.



Bedroom 4/Potential Annexe Area



12' 9" x 16' 3" (3.89m x 4.95m) double bedroom, window to front, side external door, multiple sockets, TV point, radiator, oak effect flooring.

Inner Hallway

7' 1" x 5' 1" (2.16m x 1.55m) with tiled flooring and radiator.

Shower Room/Utility/Kitchen

7' 6" x 7' 9" (2.29m x 2.36m) corner enclosed shower, 1½ stainless steel sink and drainer with mixer tap, housing Worcester oil boiler.



WC

3' 8" x 5' 4" (1.12m x 1.63m) WC, single wash hand basin on vanity unit, rear window, tiled flooring.

EXTERNALLY

To Front

The property is approached from the adjoining county road into a large tarmacadam driving and forecourt wrapping around the house providing ample space for 4+ vehicles to

park and providing access to:





Double Garage

20' 6" x 20' 2" (6.25m x 6.15m) with 2 up and over doors to front, concrete base, windows to rear and side, side pedestrian door.



Main Garden Area

Predominantly laid to lawn with mature planting to borders and a range of flower beds bordering agricultural fields.

With the ground we believe there may be scope/potential for additional development subject to the necessary consents.



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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk.

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

To keep up to date please visit our Website, Facebook and Instagram Pages.

Services

Services - We are advised the property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

Council Tax - tbc.

MATERIAL INFORMATION

Parking Types: Driveway. Garage.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (54)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

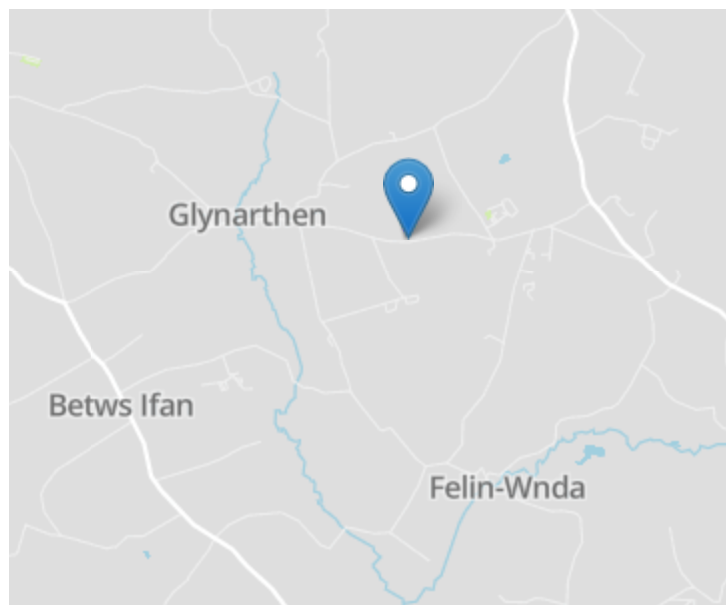
Any risk of coastal erosion? No

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 Brynhoffnant village centre head south on the B4334 Rhydlewis road passing the T. Llew. Jones primary school on your right hand side. Continue for a further 1 mile and take a right hand exit signed Glynarthen (opposite Llain). Continue along this minor road for approximately 200 yards forking right at the junction and continue for a further 200 yards and the property is located on the right hand side just off the road junction.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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