

A modern and refurbished detached 3 bedroomed bungalow in a semi rural position. Pontsian, near Llandysul, West Wales



3 Chapel Rise, Pontsian, Llandysul, Ceredigion. SA44 4UB.

£299,950

REF: R/3907/LD

*** No onward chain *** A modern and refurbished detached country bungalow *** Spacious newly decorated 3 bedroomed, 2 bathroomed accommodation *** Stylish kitchen and bathroom suites *** Newly carpeted throughout *** LPG fired central heating, double glazing and good Fibre Broadband connectivity *** Elevated position providing fantastic rural views *** Edge of popular Village location

*** Integral garage and utility room *** Private driveway with ample parking *** Lawned garden to the front and rear *** Perfect for any Family home *** Small Apple tree orchard

*** Rural but convenient - Close to the Market Towns of Llandysul, Lampeter and Newcastle Emlyn *** 15 minute drive to the Cardigan Bay Coast at New Quay *** Contact us today to view



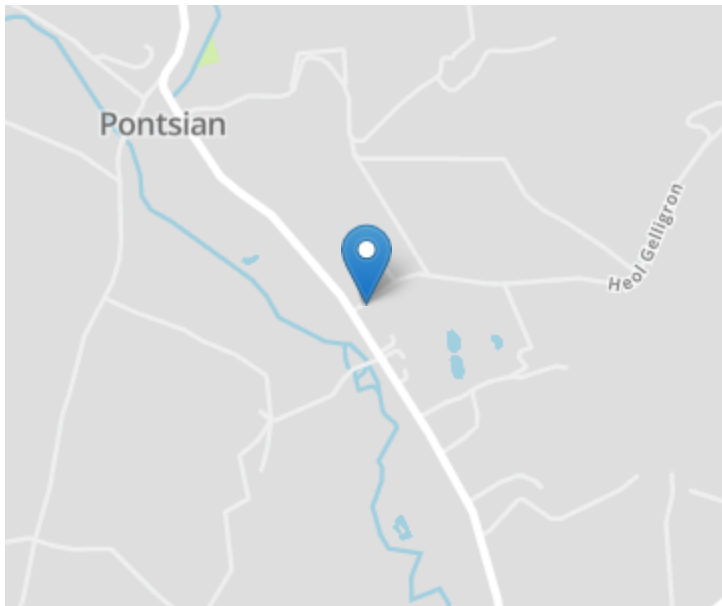
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LOCATION

The property is located on the edge of the rural Village of Pontsian with the larger Market Towns of Llandysul, Newcastle Emlyn and Lampeter within close proximity and also the Cardigan Bay Coast at New Quay.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this refurbished and modern detached country bungalow that commands fantastic rural views over the Clettwr Valley.

The property has been refurbished in recent times and enjoys a modern and stylish kitchen and bathroom suites, is newly carpeted, and benefits from LPG fired central heating and good Fibre Broadband connectivity.

Most All rooms have data points which is perfect in any Family home with the increase in technology and working from home.

Externally it sits on an elevated and generous plot with a front and rear lawned garden being perfect for outdoor playing and entertaining.

THE ACCOMMODATION

The property deserves early viewing and the accommodation at present offers more particularly the following.

RECEPTION HALLWAY



With access via a UPVC front entrance door with side glazed panel, radiator.

DINING ROOM



13' 1" x 9' 10" (3.99m x 3.00m). With windows to the rear with fantastic views over the Clettwr Valley, an attractive feature being the stone arch that leads into the Living Room, wall lighting, spot lighting.

LIVING ROOM



18' 5" x 17' 10" (5.61m x 5.44m). A fantastic Family sized room with a feature stone fireplace with a slate mantelpiece and hearth incorporating a newly fitted multi fuel stove, radiator, wall lighting, spot lighting, sliding patio doors to the Conservatory.

LIVING ROOM (SECOND IMAGE)



CONSERVATORY

Being double glazed with delightful views over the garden and Clettwr Valley.

KITCHEN



13' 0" x 12' 0" (3.96m x 3.66m). A modern fitted Kitchen with a good range of wall and floor units with work surfaces over, wine cooler, 1 1/2 stainless steel sink and drainer unit, electric double oven, 4 ring hob with extractor hood over, double aspect windows, radiator, space for an American fridge/freezer, spot lighting.

UTILITY ROOM



12' 8" x 6' 8" (3.86m x 2.03m). With a modern range of fitted floor units, single drainer sink unit, plumbing and space for full size dishwasher, automatic washing machine and tumble dryer, rear UPVC entrance door.

CLOAKROOM



Having a 3 piece suite with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, tiled floor.

INTEGRAL GARAGE

19' 0" x 11' 7" (5.79m x 3.53m). With double timber doors to the front, power, lighting and water connection, fitted work bench and cupboards.

INNER HALLWAY

With access to a fully insulated loft space via a drop down ladder and store cupboard.

REAR BEDROOM 1



11' 9" x 12' 6" (3.58m x 3.81m). With mirrored wall to wall wardrobes, spot lighting.

FRONT BEDROOM 2



14' 10" x 9' 3" (4.52m x 2.82m). With window to the front, data points, spot lighting.

FRONT BEDROOM 3



14' 2" x 9' 10" (4.32m x 3.00m). With built-in wardrobe, radiator, spot lighting.

FAMILY BATHROOM



9' 4" x 6' 9" (2.84m x 2.06m). A stylish 4 piece suite comprising of a walk-in shower cubicle with double headed shower, corner bath, low level flush w.c., pedestal wash hand basin, extractor fan.

EXTERNALLY

GARDEN

The property enjoys an elevated position with front and rear lawned gardens, being well kept and level, and to the lower ground a small fruit tree orchard. All commanding great views over the surrounding countryside and providing a fantastic outdoor playing area for any Family or for outdoor entertaining.

REAR GARDEN



REAR GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY



A tarmacadamed driveway to the front of the property giving easy access to the bungalow and the garage.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A refurbished detached bungalow in a sought after locality.

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. Council Tax Band for the property - 'E'.

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, private drainage, LPG central heating, all windows (bar one) are timber double glazed, telephone subject to B.T. transfer regulations, Fibre Broadband subject to confirmation by your Provider, data points to most rooms.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 170.7 sq. metres (1837.2 sq. feet)



Total area: approx. 170.7 sq. metres (1837.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.



Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue to Rhydowen, turning right before the Alltrodyn Arms. Proceed for approximately half a mile turning right by the Chapel. Continue up the hill and turn left. The property will be the second on your left hand side, as identified by the Agents 'For Sale' board.

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

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<i>Not energy efficient - higher running costs</i>			
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For further information or to arrange a viewing on this beautiful property, contact us:

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