

**FOR SALE BY INFORMAL TENDER. A deceptively spacious and immaculately presented 3 bed (1 En Suite) detached bungalow set in landscaped garden and grounds. Bwlchygroes, Llandysul - West Wales.**



**Charlesville, Bwlchygroes, Llandysul, Ceredigion. SA44 5JX.**

**£260,000 Guide Price**

**R/3933/ID**

**\*\*FOR SALE BY INFORMAL TENDER\*\* - INFORMAL TENDERS INVITED TO THE AGENTS ABERAERON OFFICE BY 12 NOON ON FRIDAY 31ST MAY 2024. Deceptively spacious and immaculately presented 3 bed detached bungalow set in commodious landscaped garden and grounds \*\* Detached double garage with electric up/over door \*\* Semi-rural village location \*\* Good standard of living accommodation including a new kitchen \*\* Ample private off-road parking \*\* Only 20 minute drive to the coast at New Quay \*\* Spacious living accommodation living \*\* Oil fired central heating and uPVC double glazing throughout \*\***

The accommodation comprises of - front porch, ent hall, front lounge, 3 double bedrooms (1 en-suite), 1 bathroom, kitchen, dining room, utility room and WC/cloakroom.

Property is located in the semi-rural hamlet of Bwlchygroes being a mile from the popular village of Ffostrasol with its village shop, public house/restaurant and community hall. The property lies 5 miles from the larger town of Llandysul with its range of amenities including doctors surgery, supermarket, public houses, places of worship, primary, secondary and sixth form education, take-aways, traditional high street offerings and playing grounds. Being some 30 minute drive



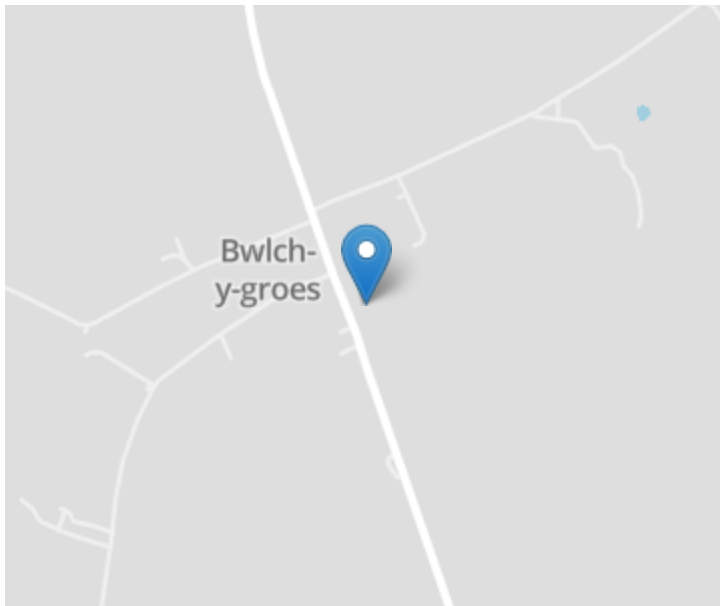
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### PLEASE NOTE -

The property is priced at this reduced level due to the property being subject to an occupancy restriction limited to person(s) who have -

- 1) Lived within a radius of 30 miles of the dwelling for the prior 2 years.
- 2) Is under 40 years of age at the time of their initial occupation.

### THE ACCOMMODATION

#### Front Porch

5' 0" x 10' 6" (1.52m x 3.20m) with half glazed uPVC door, 2 double glazed windows to front, tiled flooring, hardwood door into -

#### Entrance Hall

17' 8" x 5' 6" (5.38m x 1.68m) with central heating radiator, door into cupboard, hatch to loft.



#### Passage Way

17' 5" in length with double doors into airing cupboard.

#### Front Lounge

17' 7" x 13' 9" (5.36m x 4.19m) Large lounge with a gas fire and stone surround, patio doors to side, double glazed window to front, central heating radiator.





Principle Bedroom 1



17' 7" x 14' 3" (5.36m x 4.34m) Large principal bedroom with double glazed windows to rear, central heating radiator, 2 built in wardrobes. Door leading to -

### En-suite

2' 8" x 9' 6" (0.81m x 2.90m) - white suite with enclosed shower, mirror, electric shower above, pedestal wash-hand basin, low level flush WC, frosted window to rear, heated towel rail.



## Bathroom



9' 1" x 8' 3" (2.77m x 2.51m) a cream coloured suite comprising of a panelled bath with power shower above, low level flush WC, pedestal wash-hand basin, half tiled walls, frosted window to rear, central heating radiator, extractor fan.

## Double Bedroom 2

13' 0" x 13' 0" (3.96m x 3.96m) with double glazed window to front, central heating radiator, 2 built in cupboards.



### Double Bedroom 3



8' 3" x 11' 5" (2.51m x 3.48m) with double glazed window to rear, central heating radiator, built in cupboards.

### Kitchen/Dining Room

16' 3" x 28' 6" (4.95m x 8.69m) - a modern kitchen comprising of fitted base and wall cupboard units, Formica working surfaces above, Hoover electric oven and grill, Lamona microwave, 1 1/2 stainless steel drainer sink, 4 ring electric hob, extractor hood above, integrated dishwasher, integrated fridge, tiled splashback, tiled flooring, under cupboard lights, double glazed window to rear with views over open field, a large dining area with space for a 10 seater dining table. Central heating radiator and double glazed window to front.





## Utility Room

9' 3" x 11' 0" (2.82m x 3.35m) with fitted cupboard units, plumbing for automatic washing machine, Worcester oil fired boiler, stainless steel drainer sink, tiled flooring, double glazed window to rear.



## Downstairs WC/Cloakroom

2' 9" x 5' 3" (0.84m x 1.60m) with low level flush WC, pedestal wash-hand basin, extractor fan.



## EXTERNALLY

### To the Front

A very large landscaped lawn area with many mature shrubs and hedges, large driveway laid to tarmac with private parking for several cars and access to the double garage, paved patio with access all around the property and gated entrance to front.



### To the Rear

Is a pleasant lawn area, again with mature shrubs. Having a lovely outlook over an open field with patio area laid to slabs, outside lighting.



### Double Garage





20' 3" x 20' 1" (6.17m x 6.12m) with electric up/over door, block construction under a tiled roof with side access door with power connected, concrete flooring, multiple sockets.

### **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 advised that the property benefits from : mains water and electricity, private drainage, oil fired central heating.

Tenure : Freehold

Council Tax Band : F (Ceredigion County Council)





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Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
CHARLESVILLE BWLCHYGROES LLANDYSUL SA44 5JX.
Ref R/3933/ID

To be sent/delivered/mailed to the Agents Offices

No later than -

12 Noon on Friday 31st MAY 2024

To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS

Email: ifan@morgananddavies.co.uk / aberaeron@morgananddavies.co.uk

I/We .....

Address .....

.....

Tel : ..... E-mail : .....

Hereby confirm our offer as follows:-

Price: £.....

I/We confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the property is sold as seen.

My/Our Solicitors are:-

.....

.....

Signed .....

Date .....



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

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## Directions

From Aberaeron, proceed south/west for approximately 9 miles passing through the villages of Ffos y Ffin, Llwyncelyn, Llanarth and eventually getting to the village of Synod Inn. Turn left at the cross roads towards Llandysul on the A486 and follow this for approximately 4 miles passing through the village of Ffostrassol and then into the hamlet of Bwlchygroes and the property will be found as the last bungalow on the left hand side.

For further information or to arrange a viewing on this beautiful property, contact us:

**Aberaeron**  
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**Aberaeron**  
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**SA46 0AS**

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