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**RICS**



Since 1989

*Detached 3-4 Bed Dormer Bungalow with spacious grounds and integral Garage. Views down towards Cardigan Bay. Village of Sarnau, Near Cardigan - West Wales.*



**Cilhaul, Sarnau, Llandysul, Ceredigion. SA44 6QT.**

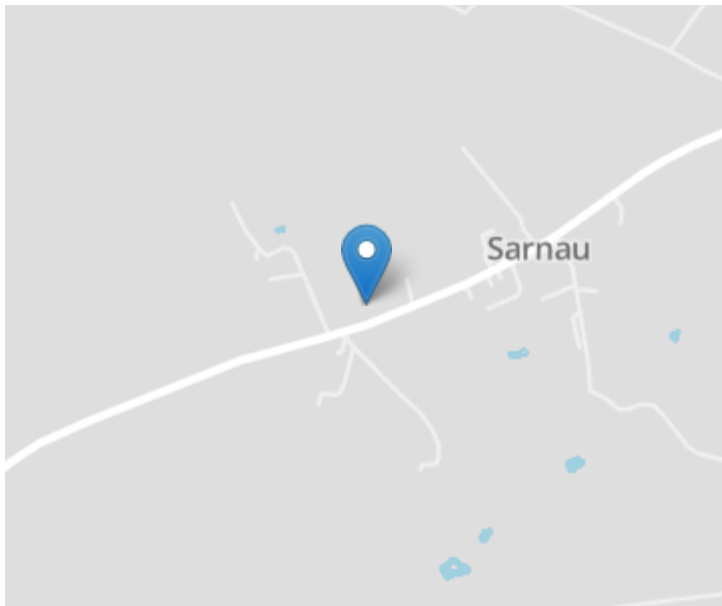
**Ref R/3840/ID**

**£260,000**

**\*\* Deceptively spacious 3/4 Bedroom Dormer Bungalow \*\* Convenient village location on a bus route \*\* Lovely Sea Views towards Cardigan Bay to rear \*\* Low maintenance garden and grounds \*\* Private parking & garage \*\* Double glazing and oil fired central heating \*\***

The property comprises of Front Porch, Entrance Hall, Ground Floor Bedroom, Lounge, Dining Room, Shower Room, Kitchen, Rear porch. To the First Floor - 2 Bedrooms.

The property is situated within the village of Sarnau. Being some 15 miles North of the larger town of Cardigan with its Community Hospital, Cinema, High Street retailers, supermarkets, 6th Form College, Comprehensive School. The nearby sandy coves of Llangrannog, Penbryn, Tresaith, Aberporth and Mwnant are all within a 10–15-minute drive of the property. The nearby village of Brynhofnant offers a petrol station, public houses and primary school.



### Front Bedroom 1

12' 2" x 11' 0" (3.71m x 3.35m) with double glazed window to front, central heating radiator.

## GENERAL

The property comprises of a detached 3-4 bed roomed dormer bungalow of traditional cavity wall construction under a tiled roof offering family proportioned accommodation with front driveway, parking for 2-3 cars, integral garage, rear garden with views down towards Cardigan Bay. The property benefits from full double glazing and oil-fired central heating.

The Accommodation provides as follows -

## THE ACCOMMODATION

### Front Porch

9' 7" x 5' 9" (2.92m x 1.75m) with dwarf walls with double glazed unit, half glazed upvc door, tiled flooring.



### Entrance Hall

22' 7" x 5' 8" (6.88m x 1.73m) via half glazed upvc door, central heating radiator, stairs to first floor.



### Front Lounge

13' 4" x 12' 6" (4.06m x 3.81m) with double glazed window, central heating radiator, electric fireplace.



### Dining Room

8' 2" x 13' 5" (2.49m x 4.09m) with double glazed window to rear, central heating radiator, open fireplace with tiled surround. Kitchen hatch.



### Modern Shower Room

7' 7" x 6' 0" (2.31m x 1.83m) with a modern white suite comprising of a walk-in shower unit with Triton electric shower above, dual flush w.c. pedestal wash hand basin and mixer tap, tiled walls and tiled floor, frosted window to rear. Stainless steel towel rail. Luminous mirror unit.





## Kitchen

12' 3" x 17' 3" (3.73m x 5.26m) with a range of base and wall cupboard units with Formica working surfaces above, 'Smeg' electric oven and grill, 4 ring electric hob, 1 ½ stainless steel drainer sink, space for fridge freezer, 2 double glazed windows to rear. Half glazed hardwood door to rear porch, Worcester oil central heating boiler, central heating radiator. Space for 4-person dining table



## Rear Porch

With dwarf walls, upvc double glazing. Upvc exterior door, tiled floors, views towards the Cardigan Bay coastline



## FIRST FLOOR

### Central Landing

5' 8" x 10' 9" (1.73m x 3.28m) with hatch to loft.

### Bedroom 1

13' 5" x 18' 8" (4.09m x 5.69m) into double glazed dormer window, central heating radiator, under eaves storage cupboards.



### Double Bedroom 2

18' 8" x 11' 0" (5.69m x 3.35m) with double glazed window to side, lovely sea views, central heating radiator. Walk in storage cupboard, under eaves storage.





## EXTERNALLY

### To the front

A paved parking area with space for 2-3 cars.



### The Grounds

There is a pleasant low maintenance rear garden, mostly laid to lawn with many mature shrubs to boundary. Lovely sea views towards the Cardigan Bay coastline. Access to side.



### Integral Garage

18' 0" x 7' 3" (5.49m x 2.21m) with up and over door and power connected.



### TENURE

The property is of Freehold Tenure.

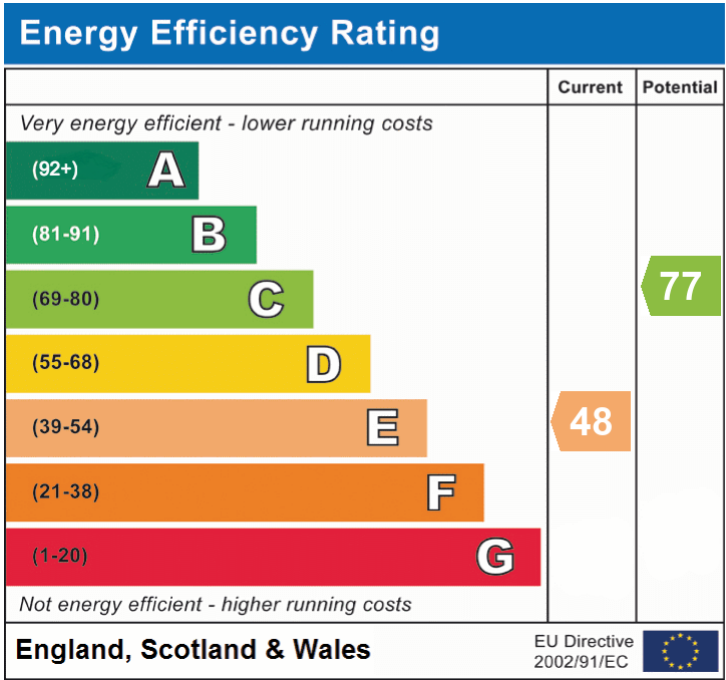
### Services

We are advised the property benefits from Mains Electricity, Water. Private drainage to cess pit. Oil Fired Central Heat

Council Tax Band : E (Ceredigion County Council).

### Directions

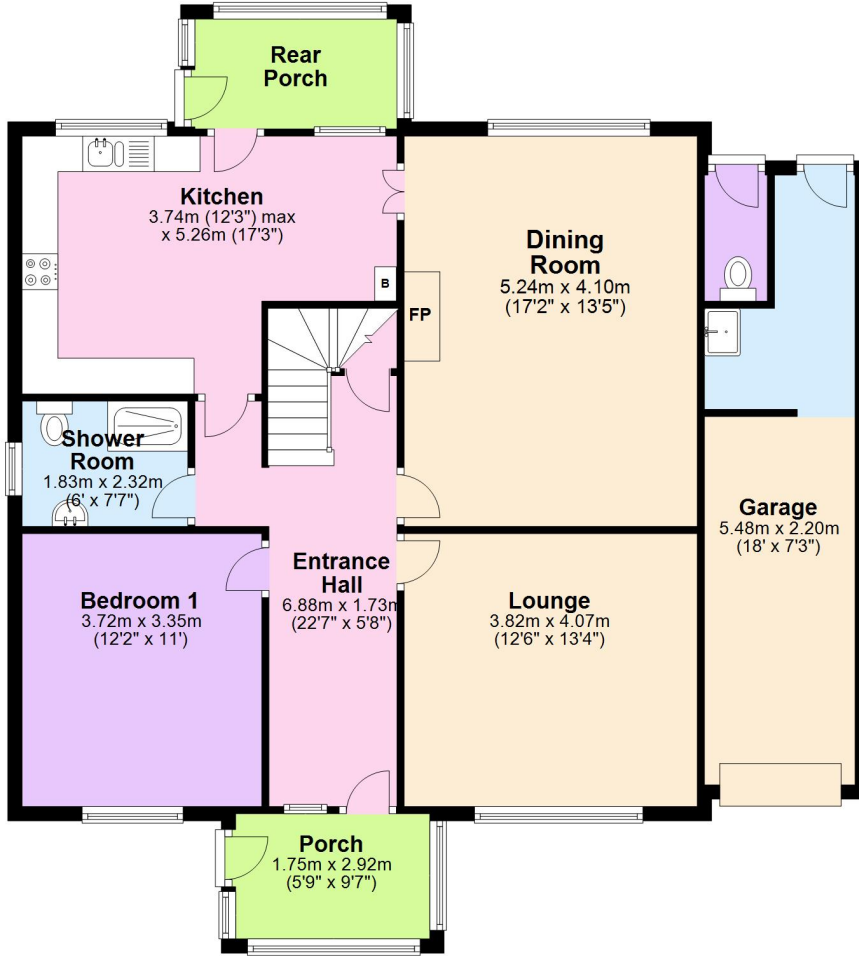
Travelling on the A487 from Cardigan proceed through the villages of Penparc, Tremain, Blaenannerch, Blaenporth and Tanygroes until you reach the village of Sarnau, as you enter the village of Sarnau you will pass two detached properties on your left, immediately after the second property, you will see a drive on your left, turn down here and the property is the second on the right as identified by the agents 'for sale' board.





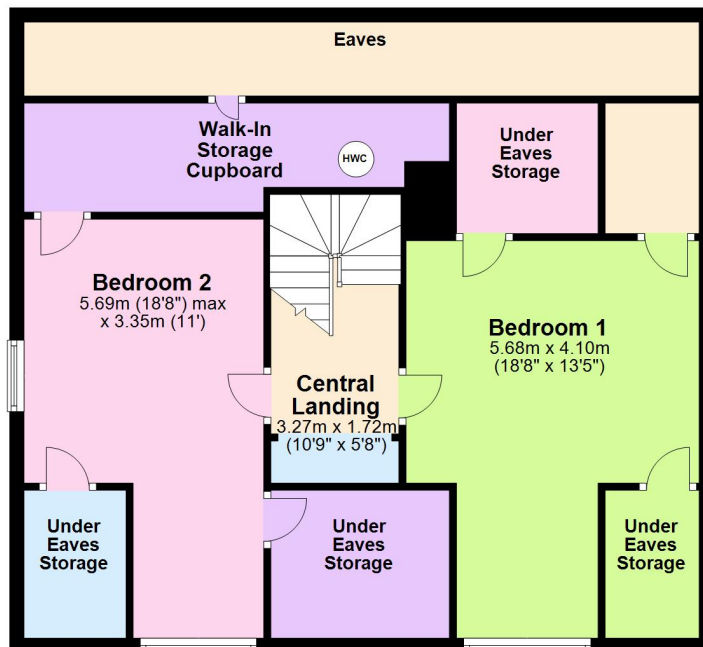
### Ground Floor

Approx. 116.9 sq. metres (1258.0 sq. feet)



### First Floor

Approx. 81.7 sq. metres (879.7 sq. feet)



Total area: approx. 198.6 sq. metres (2137.6 sq. feet)

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

**Cilhaul, Sarnau, Llandysul**