

*A deceptively spacious 3 bed detached bungalow set in generous gardens and grounds. Popular coastal village of Brynhoffnant. Only 2 miles from Llangrannog - West Wales.*



Rhosawel, Brynhoffnant, Llandysul, Ceredigion. SA44 6EA.

**£269,000**

**Ref R/4739/ID**

**\*\*Deceptively spacious substantial 3 bed detached bungalow residence\*\*Set in generous gardens and grounds\*\*Rural views over open countryside\*\*Convenient village location\*\*Walking distance to all village amenities and bus stop\*\*Oil fired central heating and double glazing\*\*In need of some modernisation\*\*Ample off road private parking\*\***

The spacious accommodation provides entrance hall, large lounge, kitchen/dining room, utility room, 3 double bedrooms, shower room, separate w.c.

Located on the fringes of the coastal village of Brynhoffnant, just off the main A487 coast road being on a bus route and only a few minutes walk from the village supermarket, filling station, places of worship and public house. Just over 2 miles from the picturesque coastal village of Llangrannog and a close travelling distance to several popular sandy beaches along this favoured Cardigan Bay heritage coastline. Some 8 miles from the Market town of Cardigan on the Teifi estuary and within an easy reach of the larger marketing and amenity centres of the area.



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## THE ACCOMMODATION

### Front Reception Hall

17' 0" x 9' 7" (5.18m x 2.92m) max with radiator, built in airing cupboard housing copper cylinder and immersion heater. Access to loft space.



### Front Lounge

24' 0" x 16' 0" (7.32m x 4.88m) spacious lounge with large double glazed windows to front and side, tiled fireplace and hearth, PG real flame fire, central heating radiator.



### Kitchen/Dining Room

15' 2" x 13' 2" (4.62m x 4.01m) with a range of fully fitted base and wall cupboards with working surfaces above, double drainer sink unit, tiled floor, electric oven and hob, extractor hood, central heating radiator, double glazed window to rear with rural views.







### Utility Room

10' 0" x 6' 0" (3.05m x 1.83m) with single drainer sink unit, quarry tiled floor. 'Trianco' oil fired central heating boiler.



### Inner Hallway

### Front Bedroom 1

10' 0" x 9' 8" (3.05m x 2.95m) with built in wardrobes, radiator.



### Cloak Room / W.C.

8' 0" x 5' 2" (2.44m x 1.57m) with corner shower cubicle, pedestal wash hand basin.



### Rear Bedroom 2

10' 5" x 11' 8" (3.17m x 3.56m) with radiator and built in wardrobe.







### Rear Bedroom 3

12' 0" x 11' 9" (3.66m x 3.58m) with radiator.



## EXTERNALLY

### To the Front

Large tarmac gated driveway with ample private parking and turning space for several cars.

Extensive lawned areas and a detached garage.





## To the Rear

Spacious rear garden mostly laid to lawn with a variety of trees, shrubs, hedges and flowers.



## MONEY LAUNDERING

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](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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

We are advised that the property benefits from mains water,

electricity and drainage. Oil fired central heating. Double glazing.

TENURE - Freehold.

Council Tax Band - E (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

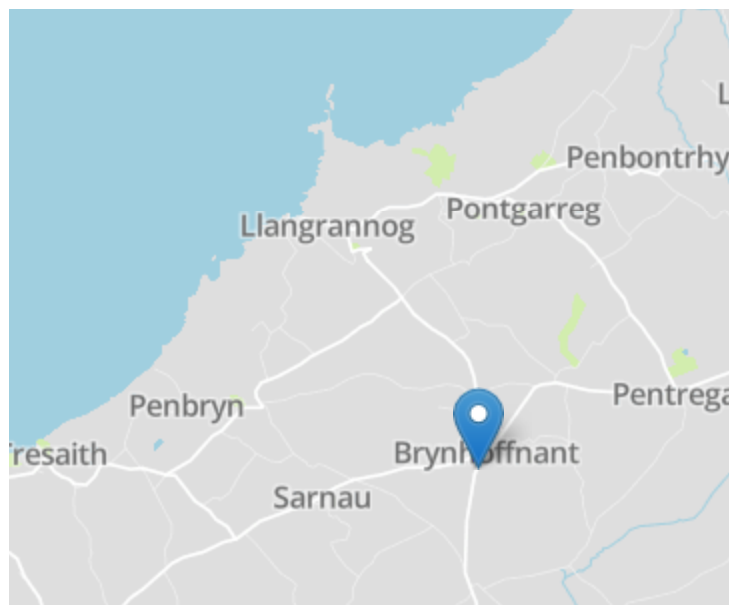
**Any risk of coastal erosion?** No

**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 Aberaeron travelling south on the A487 passing through the villages of Ffosyffin, Llwynncelyn, Llanarth, Synod Inn, Plwmp and onto Brynhoffnant. As you enter the village of Brynhoffnant, past the filling station on your left hand side, take the next fork left sign posted Rhydlewis (opposite Y Bryn a'r Bragdy Restaurant). Continue for approximately 250 yards and the bungalow will be seen as the last bungalow on the left hand side as identified by the agents for sale board.

For further information or  
to arrange a viewing on this  
property please contact :

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