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Attractive 3 bed bungalow. Set in generous grounds. Outskirts of Sarnau - West Wales.









Trem-Y-Werydd, Sarnau, Llandysul, Ceredigion. SA44 6RP.

£375,000

Ref R/5244/ID

Attractive 3 bed bungalow Set in generous gardens and grounds**On the edge of the coastal village of Sarnau**A close proximity to the coast**Ample private parking**Integral garage**In need of cosmetic upgrading**

The property comprises of entrance hall, lounge, kitchen/dining room, conservatory, 3 bedrooms, bathroom and separate w.c.

The property is located close to the seaside village of Llangrannog being equi distance to the main A487 coast road providing ease of access to the marketing and amenity centres of Cardigan, Newcastle Emlyn and Aberaeron. Also being close proximity to several other popular sandy beaches and secluded coves along this favoured West Wales heritage coastline and the All Wales coastal path.

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THE ACCOMMODATION

Entrance Hall

13' 8" x 5' 6" (4.17m x 1.68m) via upvc door.





Front Lounge

17' 4" x 10' 0" (5.28m x 3.05m) with dual aspect window to front and side, fireplace with tile surround, central heating radiator.



Rear Kitchen

9' 6" x 24' 4" (2.90m x 7.42m) with a range of fitted base and wall cupboard units with Formica working surfaces above, space for electric oven, Firebird oil fired boiler, tiled flooring, double glazed window to side and rear, central heating radiator. Cupboard housing hot water tank.







Rear Conservatory

21' 2" x 12' 9" (6.45m x 3.89m) with glazed panels surrounding, patio door to rear, central heating radiator.



Bathroom

6' 0" x 5' 6" (1.83m x 1.68m) with corner shower unit with Mira electric shower, vanity unit with inset wash hand basin, part tiled walls, central heating radiator, frosted window.



Separate W.C.

With tiled walls, low level flush w.c. frosted window to rear.



Front Bedroom 1

10' 1" x 12' 2" (3.07m x 3.71m) with double glazed window to rear, central heating radiator.



Front Bedroom 2

12' 0" x 13' 0" (3.66m x 3.96m) with double glazed window to front, central heating radiator.



Rear Bedroom 3

9' 0" x 10' 0" (2.74m x 3.05m) with double glazed window to side and rear with sea view, central heating radiator.



EXTERNALLY

To The Front

To the front is a tarmac driveway with parking for several cars and access to -





Attached Garage

10' 5" x 26' 4" (3.17m x 8.03m) with electric roller door and rear utility area.

To The Rear

Spacious gardens and grounds. . Mature hedgerows, flowers and shrubs, views to the sea.

20' x 10' Greenhouse.







VIEWING ARRANGEMENTS

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

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.

Services

We are advised the property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating.

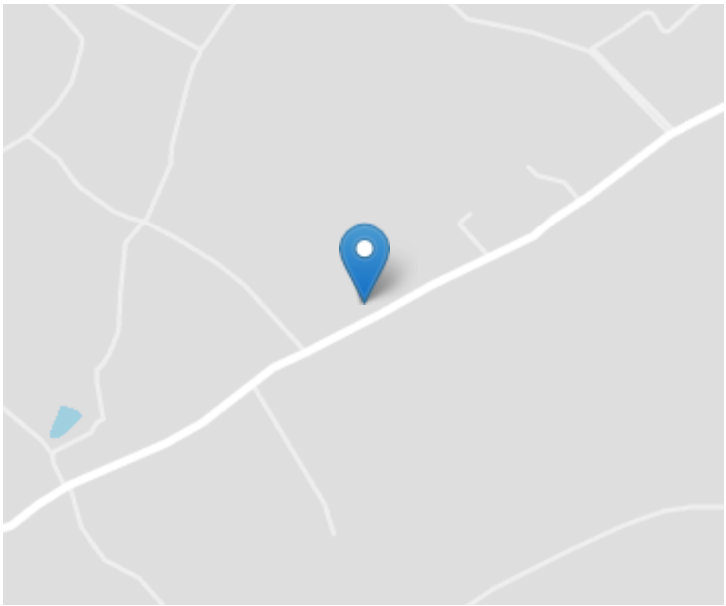
Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private 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

The property is best approached by taking the main A487 coast road south west from Aberaeron towards Cardigan. At the village of Brynhoffnant turn right onto the B4334 Llangrannog road. Follow the course of the road and when you get to the second cross roads turn left towards Penbryn. Again follow the course of the road for 1 mile and you will see the property located on the right hand side of the road.

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

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