MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
Local knowledge, National coverage

A substantial 4 bedroom detached bungalow set in ½ an acre of gardens and grounds. Nicely tucked away, on the edge of the popular coastal village of Llanarth. Near New Quay/Aberaeron.









The Retreat, Llanarth, Ceredigion, West Wales. SA47 0NJ.

£325,000

Ref R/5290/ID

A substantial detached 4 bedroom bungalow Set in ½ an acre of mature garden and grounds**Nicely tucked away, location being on the edge of the popular coastal village of Llanarth**Only 3 miles to the sea at New Quay**Oil fired central heating, double glazing and 8pv solar panels**Detached garage and workshop**MUST BE VIEWED TO BE FULLY APPRECIATED**

The accommodation provides - open plan kitchen/dining room, living room, sun room, utility/w.c. 4 bedrooms and bathroom.

The property is nicely tucked away on the edge of the coastal village community of Llanarth, close to the church and a 5 minute walk to a good range of village amenities including shop, post office, filling station, public house/eating house, village hall, garden centre, primary school and bus route. The property is only 3 miles from the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian town of Aberaeron, both offering a wide range of day to day amenities.

LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

GROUND FLOOR

Front Entrance Porch

hardwood half glazed entrance door leads through to -

Open Plan Kitchen/Diner

17' 11" x 9' 11" (5.46m x 3.02m) fitted with a range of bespoke made softwood base units with complimentary working surfaces above, stainless drainer sink, electric oven and 4 ring electric hobs, space for fridge freezer. Double glazed windows to front and side. Larder cupboard. Open plan into -













Lounge

24' 6" x 12' 8" (7.47m x 3.86m) with recently installed coated aluminium bi-folding doors that extends out to a sunny south facing raised decking, fireplace with log burning stove on a raised hearth, central heating radiators, space for large dining table and feature LED lighting, wall lights. Door into -











Sun Room

7' 10" x 11' 10" (2.39m x 3.61m) of dwarf wall construction, upvc surround, quarry tiled flooring and perspex roof.



Utility/W.C.

5' 5" x 5' 10" (1.65m x 1.78m) with dual flush w.c. tiled flooring, fitted cupboard units, stainless steel drainer sink and plumbing for automatic washing machine.



Inner Hallway

16' in length with built in cupboard and hatch to loft.

Rear Bedroom 1

12' 6" x 9' 8" (3.81m x 2.95m) a spacious room, double glazed window to rear, built in cupboard, central heating radiator.





Front Double Bedroom 2

10' 2" x 8' 9" (3.10m x 2.67m) double glazed window to front, central heating radiator, built in cupboard.





Rear Bedroom 3

9' 5" x 9' 7" (2.87m x 2.92m) with double glazed window to rear, central heating radiator.



Front Bedroom 4 / Study

9' 7" x 6' 7" (2.92m x 2.01m) double glazed window to front, central heating radiator.



Bathroom

5' 8" x 9' 2" (1.73m x 2.79m) a modern white suite comprising of a P shaped panelled bath with mira electric shower above, vanity unit with inset wash hand basin, dual flush w.c. tiled flooring, stainless steel towel rail, extractor fan, frosted window to front.





EXTERNALLY

Garden and Grounds

One of the main attractions of this property is its extensive gardens and grounds amounting to some ½ an acre.

The property benefits from extensive lawned areas with a plethora of trees, flowers, shrubs and hedgerows making a private idyllic area to sit out with the addition of wooded areas enjoying privacy and seclusion.





























To the Front

The property is approached via a gravelled driveway with ample private parking for several cars. Access to -



Detached Single Garage & Workshop

16' 3" x 9' 8" (4.95m x 2.95m) with up-and-over door.





Rear Work Room



9' 8" x 7' 7" (2.95m x 2.31m) with rear aluminium exterior door.

Lean to Workshop Area

23' 0" x 8' 0" (7.01m x 2.44m) with benches and light and power connected.





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 ARRANGEMENTS

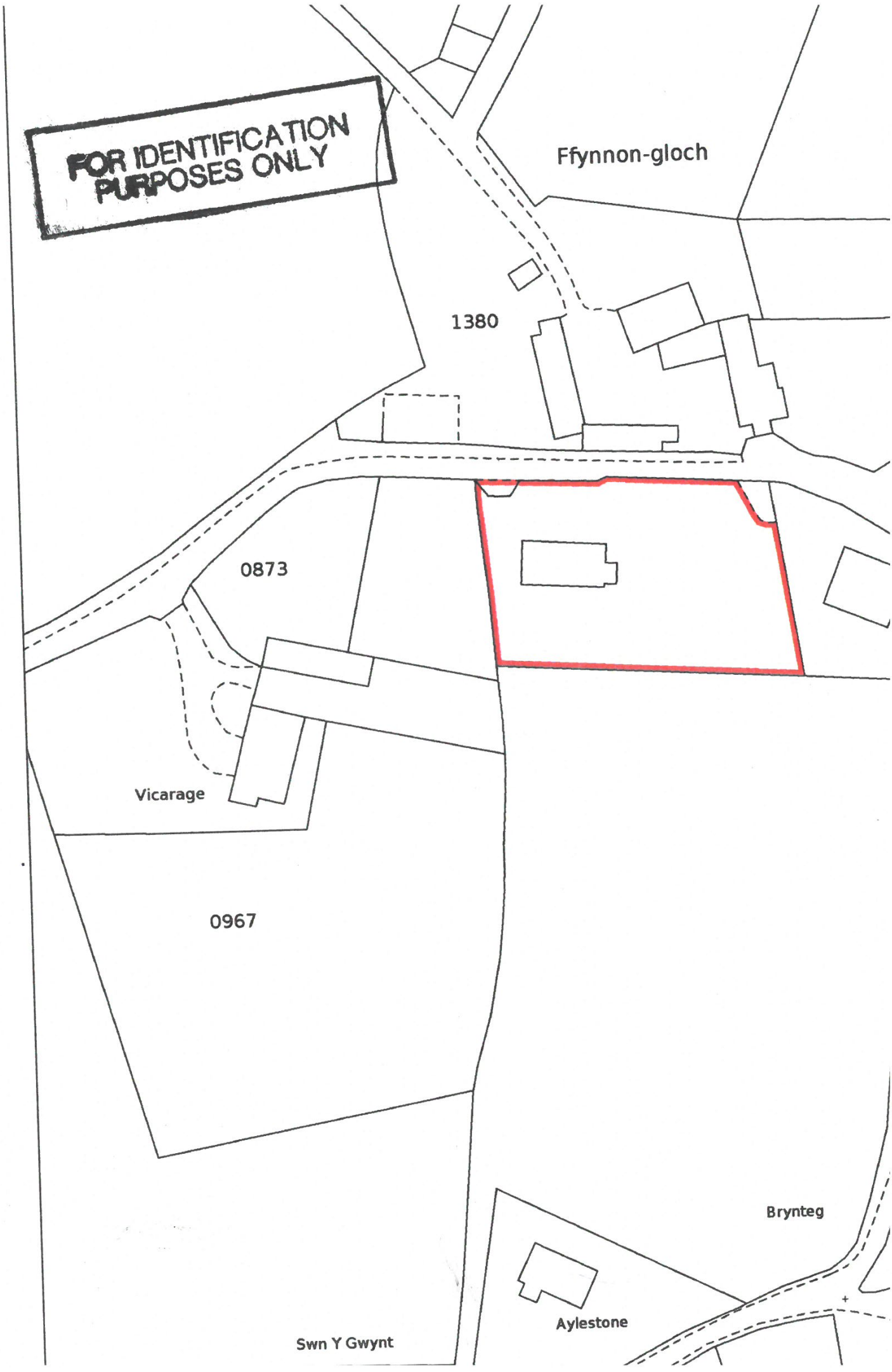
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

Mains Electricity, Water and Drainage. Oil fired central heating. Telephone subject to BT transfer regulations.

Council Tax Band E (Ceredigion county council).

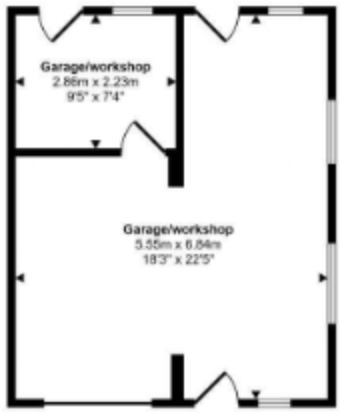
Tenure - Freehold.


FOR IDENTIFICATION PURPOSES ONLY
Ffynnon-gloch
1380
0873
Vicarage
0967
Brynteg
Aylestone
Swn Y Gwynt



Ground Floor

Approx 112 sq m / 1202 sq ft



Garage/Workshop

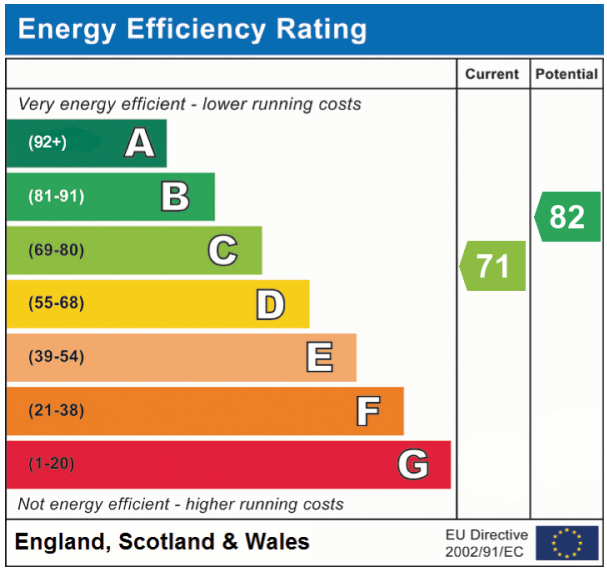
Approx 38 sq m / 405 sq ft

MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil. Solar.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (71)
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

Mains Electricity, Water and Drainage. Oil fired central heating. Telephone subject to BT transfer regulations.

Directions

Travelling from Aberaeron on the A487 south-west towards Cardigan, proceed to the village of Llanarth. At the village turn right alongside The Llanina Arms Hotel onto the New Quay road. After 50 yards take the 2nd right hand turning next to the stone built Church Hall. Follow this road, ignore a right hand turning, keep left then as you see the road turn to the right towards the Church, carry straight on around bend and The Retreat is the second bungalow on the left hand side as identified by the agents for sale board.

Directions

Mains Electricity, Water and Drainage. Oil fired central heating. Telephone subject to BT transfer regulations.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
http://www.morgananddavies.co.uk

Regulated by RICS®