MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Beautifully positioned rural detached bungalow set in within its own generous garden & grounds with far reaching views. Cardigan Bay Coastal Region - West Wales.









Sunnyside, Penbontrhydyfothau, Penbontrhydyfothau. SA44 6DA.

£359,000

R/5437/ID

** Detached 4 bedroom bungalow set in generous garen & grounds ** Lovely country setting ** Surrounded by open fields ** Recently improved throughout ** Only 2 miles to the sea ** Cardigan Bay coastal region ** Ample private parking ** Oil fired central heating ** Double glazed throughout **

The Accommodation provides : Kitchen/Breakfast Room, Dining Room, Living Room, Rear Utility Room, Inner Hallway leading to four Bedrooms, and Bathroom.

Set back off a quiet district road near to the hamlet of Penbontrhydyfothau only some 2 miles from the picturesque seaside cove of Cwmtydu and mid way between the popular coastal villages of New Quay and Llangrannog. Also close to many other picturesque beaches and the All Wales Coastal Path. An easy travelling distance of the larger Marketing and Amenity Centres of the area including Aberaeron, Llandysul, Newcastle Emlyn and Cardigan. OS Grid Ref 361/548.

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GENERAL

A detached bungalow, well positioned within its own grounds and of traditional cavity wall construction with synthetic slate roof with hardwood double glazed windows.

THE ACCOMMODATION

Kitchen/Breakfast Room

17' 0" x 12' 2" (5.18m x 3.71m) with front door, oak effect flooring, a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, plumbing for a dishwasher, appliance space, part tiled walls, front, side and rear aspect windows, archway through to -







Dining Room

9' 6" x 9' 3" (2.90m x 2.82m) with oak effect flooring, central heating radiator, archway through to -



Front Living Room

14' 5" x 10' 2" (4.39m x 3.10m) with front aspect window, oak flooring, double panel radiator.





Door from Dining Room to -

Rear Utility Room

14' 2" x 8' 8" (4.32m x 2.64m) with a tiled floor, appliance space with plumbing for automatic washing machine also houses the Worcester oil fired combi boiler. Rear exterior door.





Inner Hallway

Bathroom

10' 4" x 6' 8" (3.15m x 2.03m) recently installed white suite comprising of panelled bath with Triton T80 shower above, vanity unit, inset wash hand basin, low level flush toilet, central heating radiator, tiled floor, rear window.



Front Double Bedroom 1

14' 0" x 10' 0" (4.27m x 3.05m) originally having a front exterior door however this has been blocked up in recent times, front aspect window, central heating radiator.



Rear Bedroom 2

11' 6" x 6' 9" (3.51m x 2.06m) with central heating radiator. Rear aspect window.



Front Bedroom 3

12' 0" x 9' 6" (3.66m x 2.90m) with front aspect window and central heating radiator.



Rear Bedroom 4

10' 0" x 9' 6" (3.05m x 2.90m max, L Shaped) - With rear aspect window, central heating radiator.



EXTERNALLY

To the Front

Large driveway with ample turning and parking space for several vehicles with a lawned forecourt with far reaching country views.



















At the Rear

Generous lawned area being fully enclosed, patio area laid to slabs and useful storage container.





PLEASE NOTE

There is provision for a static caravan on the rear ground. We understand there was one on site for a number of years but has been removed (Services still in place)

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

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

We are advised that the property benefits from mains electricity and water. Private drainage and oil fired central heating.

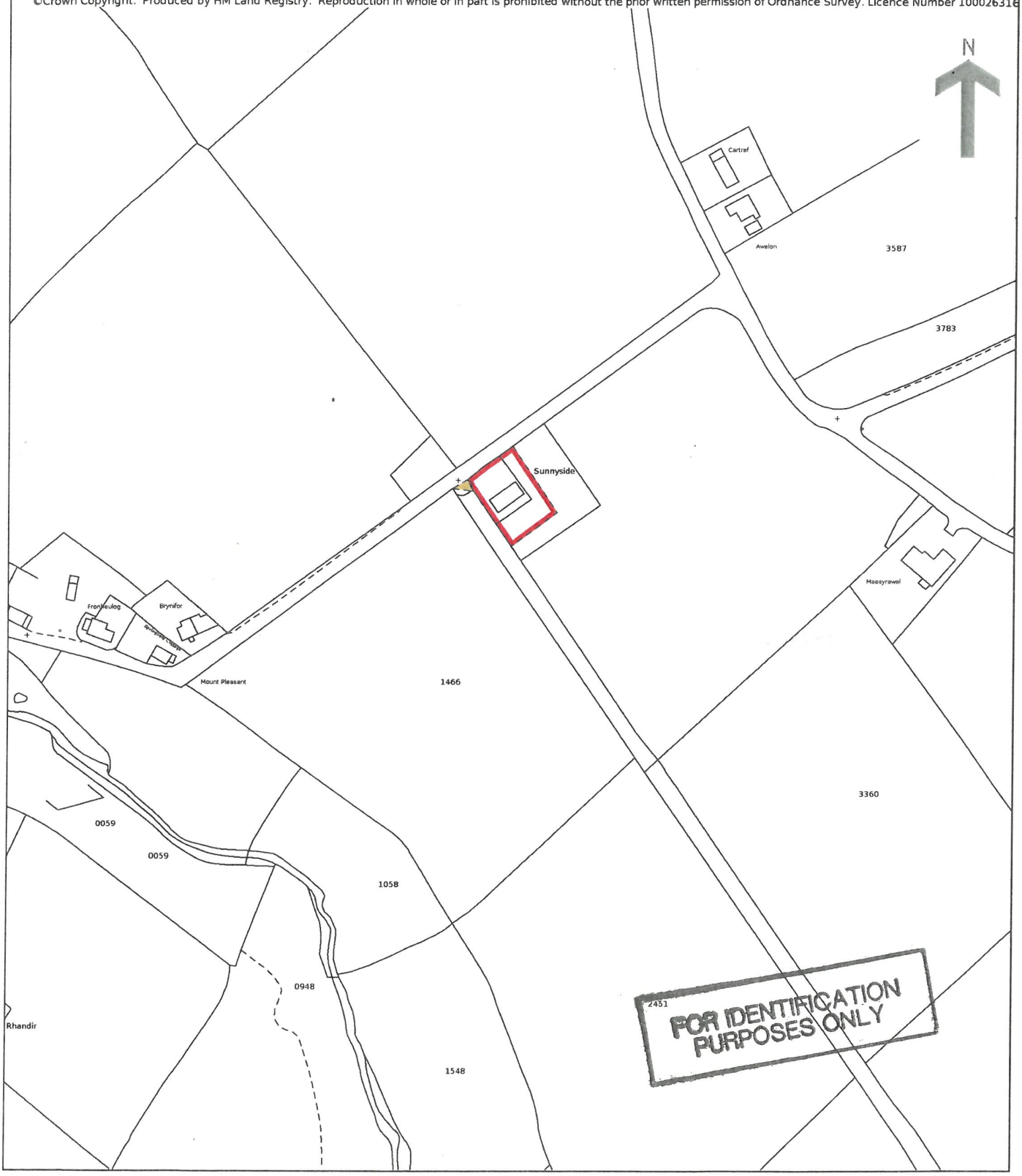
Tenure : We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band - E (Ceredigion County Council)

HM Land Registry
Official copy of title plan

Title number **CYM114904**
Ordnance Survey map reference **SN3654NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

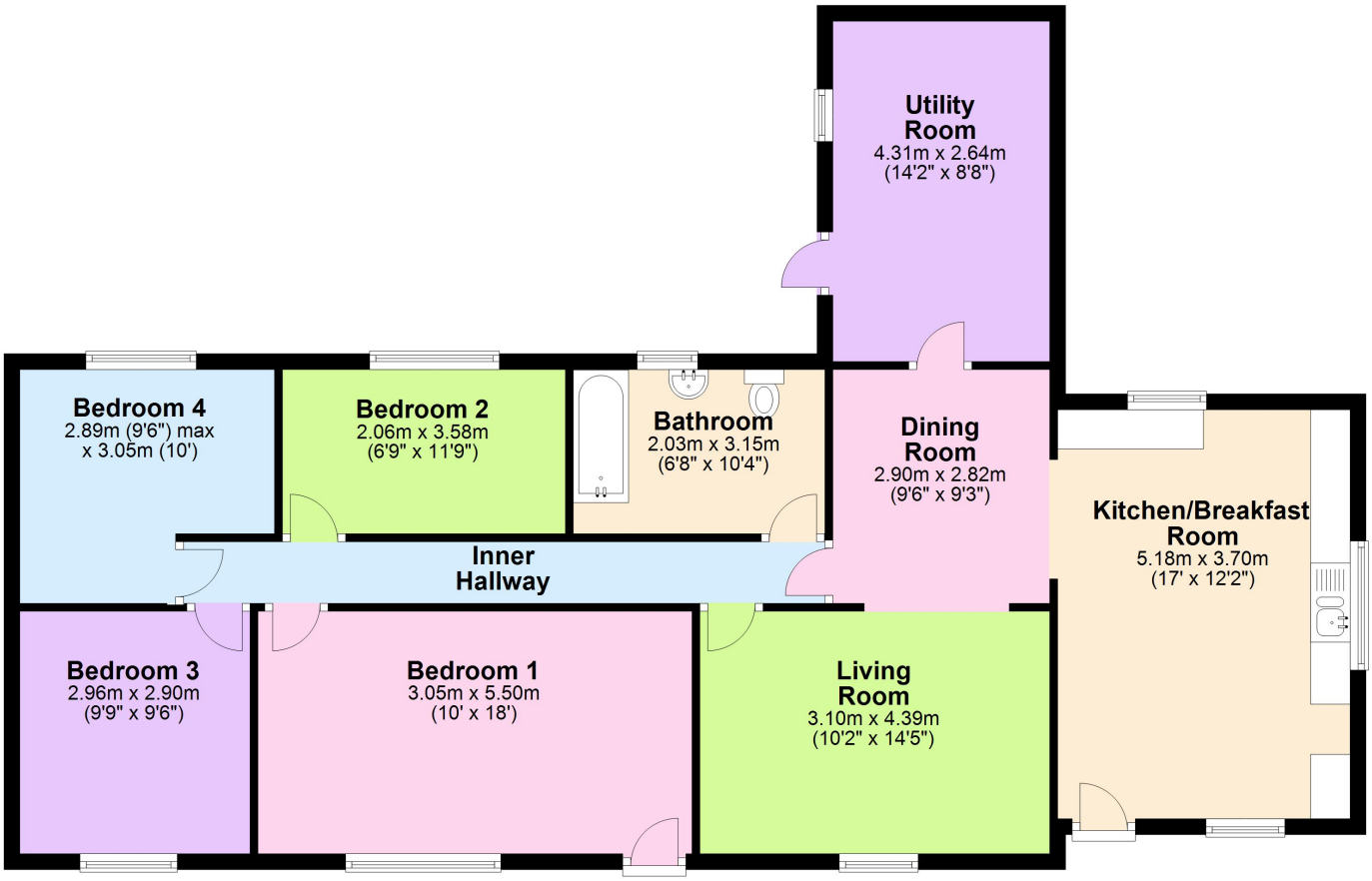
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Ground Floor

Approx. 105.8 sq. metres (1138.7 sq. feet)



Total area: approx. 105.8 sq. metres (1138.7 sq. feet)

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

Sunnyside, Penbontrhydyfothau, LLANDYSUL

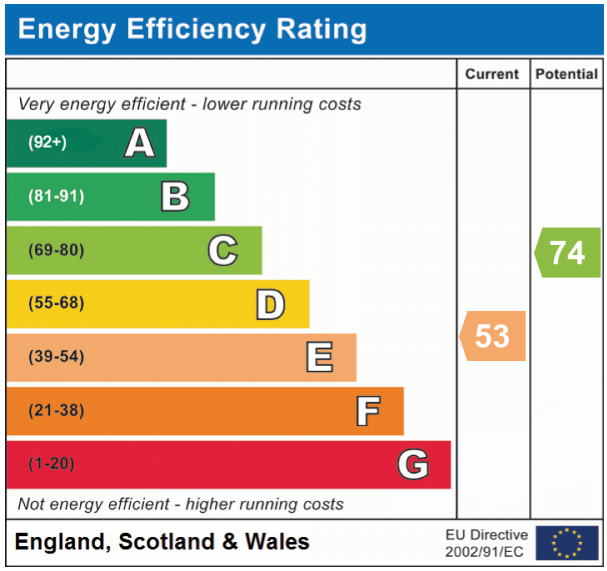
MATERIAL INFORMATION

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

EPC Rating: E (53)
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

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Directions

Travelling on the main A487 coast road South West From Aberaeron towards Cardigan. Proceed as far as the village of Synod Inn. At Synod Inn carry straight on again on the A487 coast road for 1 mile until you get to a crossroads, alongside a Church and turn right towards Caerwedros. Follow the course of the road into the village of Caerwedros. At the village crossroads turn left towards Llwyndafydd. At the bottom of the hill you will come to a T Junction, turn left, do not take the 1st right hand turning towards Cwmtydu but carry straight on up hill (ignoring the 1st left hand turning) until you get to a hairpin bend. Carry on for a further 200 yards and you will see the property on the left hand side identified by the agents for sale board.

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

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