MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A most attractive 3 bed bungalow on a spacious corner plot. Popular village community of Llanarth. Near New Quay.









5 Pine Grove, Llanarth, Ceredigion. SA47 0NW.

£279,000

REF R/5383/ID

A most attractive 3 bedroom detached bungalow Set in a spacious corner plot**Located in the popular village community of Llanarth**Only a 5 minute drive to the Cardigan Bay coastline**Recently renovated within new kitchen and bathroom suites**Highly efficient with pv solar panels and new electric heating system**Triple glazing throughout**Quiet cul de sac**Patio area with new automatic awning**Ample private parking and garage**10' x 25' poly tunnel**

The property comprises of entrance hall, lounge, kitchen/breakfast room, utility room, 3 double bedrooms and shower room.

The property is nicely tucked away within the rural village community of Llanarth which offers an excellent range of amenities including shop, post office, primary school, public house, filling station and is on a bus route. Only some 3 miles from Cardigan Bay at the popular coastal resort and fishing village of New Quay and equi distance of the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. The property is also within an easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.

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GENERAL

Since acquiring the property the vendors have invested significantly in the refurbishment of 5 Pine Grove. With works including -
New kitchen.
New bathroom suite.
Triple glazing throughout.
Brand new Quantum electric heaters.
Pv Solar panels.
New patio with automatic awning.
New poly tunnel.
Loft Insulation.
New Composite doors.

THIS PROPERTY IS WORTHY OF AN EARLY VIEWING.

THE ACCOMMODATION

Front Vestibule

5' 10" x 4' 7" (1.78m x 1.40m) via a new composite door, tile flooring, door into -



Entrance Hall/Passageway

11' 11" x 18' 6" (3.63m x 5.64m) (max) with dimplex heater, spot lights to ceiling, loft hatch into insulated and part boarded loft.



Kitchen/Dining Room

7' 9" x 17' 7" (2.36m x 5.36m) a new kitchen comprising of navy blue shaker style base and wall cupboard units with oak effect working surfaces above, inset sink with mixer tap, 4 ring LPG hob with splash back, Bosch electric oven, laminate flooring, electric heater, 5'7" patio doors to front, door into -















Utility Room

7' 9" x 8' 10" (2.36m x 2.69m) with plumbing for automatic washing machine and outlet for tumble dryer. Plumbing for dishwasher. Space for American fridge freezer. Half glazed door to rear.

Lounge

13' 8" x 13' 0" (4.17m x 3.96m) 9' patio doors with glazed side panels to rear garden, Quantum electric heater, tv point.







Shower Room

9' 6" x 5' 9" (2.90m x 1.75m) having a three piece suite comprising of walk in shower with mains shower above and shower screen, gloss white vanity unit with inset wash hand basin, low level flush w.c. wood effect tile flooring, tiled walls, illuminous mirror, heated towel rail, mirrored storage cabinet.



Double Bedroom 1

8' 11" x 12' 4" (2.72m x 3.76m) with triple glazed window to front, wardrobe.





Double Bedroom 2

12' 10" x 9' 4" (3.91m x 2.84m) with triple glazed window to front.





Double Bedroom 3

13' 8" x 8' 7" (4.17m x 2.62m) with triple glazed window to rear.



EXTERNALLY

To the Front

The property is approached at the end of a quiet cul de sac with tarmac driveway and ample parking for 4-5 cars.

Access to -







Detached Garage

22' 8" x 9' 6" (6.91m x 2.90m) having an up and over door, power and light connected, new flat roof. Door into -







Lean To

5' 6" x 12' 8" (1.68m x 3.86m)

Garden and Grounds

With feature olive tree, nicely matured. The lawn area continues to the side with recently installed patio area with feature automatic awning making a fantastic area for al fresco dining. Extensive lawned area with stone wall to the rear and 10' x 25 polytunnel (Brand -5 Star - with Warranty).























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.

Viewing Arrangements.

VIEWING: 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

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.

Services

The property benefits from mains water, electricity and drainage. Quantum electric heating system.

Council Tax band - E (Ceredigion County Council).

Tenure - Freehold.

Floor Plan

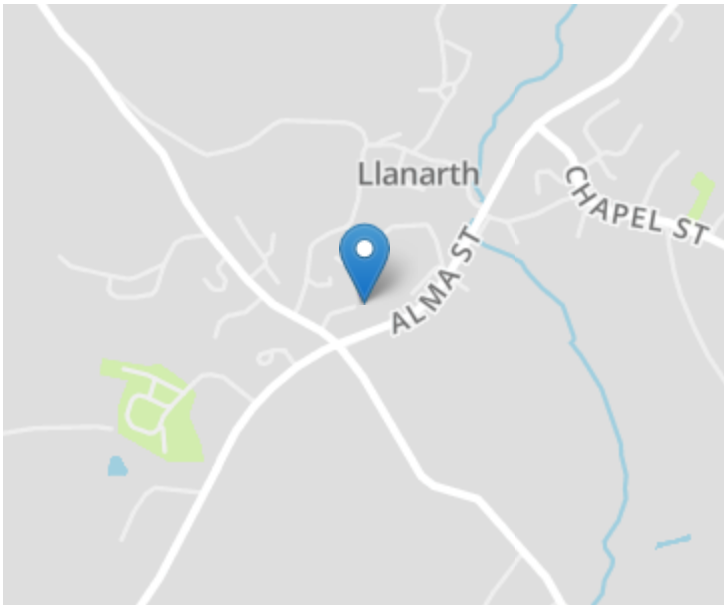

Utility Room
Lounge
Shower Room
Double Bedroom 3
Attached Garage
Lean To
Entrance Hall/Passageway
Kitchen/Dining Room
Double Bedroom 1
Double Bedroom 2
Front Vestibule

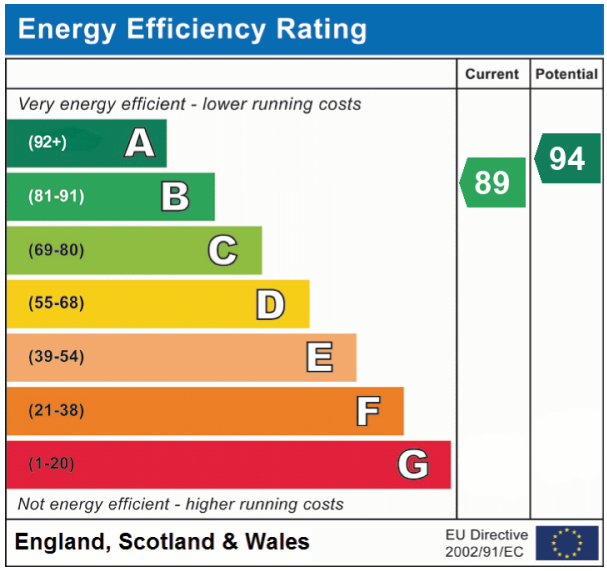
MATERIAL INFORMATION

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

EPC Rating: B (89)
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

From Aberaeron proceed south west on the A487 coast road as far as the village of Llanarth. In Llanarth, alongside The Llanina Arms hotel, turn right onto the B4342 road, then immediately right into Pine Grove, a small cul de sac. You will see the property right in front of you 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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