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Rhydmel Ffostrasol, Llandysul, SA44 4SY

Guide Price £425,000

A well presented modern 5 bedroomed bungalow on a large plot, with spacious, level grounds. Within walking distance of local amenities including village shop and public house. Within easy reach of the Ceredigion coastline being only a 30 minute drive with the sea side fishing village of New Quay, and the picturesque Georgian Harbour town of Aberaeron both within easy reach.

An ideal family property or retirement home.

Location

The property is located in the village of Ffostrasol, which has a good range of amenities including village shop and public house within walking distance. The property is also convenient to Newcastle Emlyn and Llandysul which offer a good range of local amenities including schools, public houses, doctors surgeries and shops. The Ceredigion coastline is within a 30 minute drive with the sea side fishing village of New Quay, and the picturesque Georgian Harbour town of Aberaeron both within easy reach.

Description



An ideal family property or retirement home. A well presented 5 bedroomed bungalow of traditional construction with the benefit of oil central heating, uPVC double glazing & spacious surrounding grounds on a nice level and spacious plot. The property affords more particularly the following -

Front Entrance Door to -

With stained glass door

Reception Hallway



With oak flooring

Living Room

19'2 x 16'9 (5.84m x 5.11m)



With a cast iron wood burning stove on a tiled hearth, alcove shelving, oak flooring, bay window

Kitchen / Diner

28'6 x 13'3 (8.69m x 4.04m)



Being open plan, with tiled flooring, a range of base and wall units, electric cooker and hob with extractor hood over, single drainer sink, space for fridge freezer, integrated dishwasher
With patio doors leading to grounds at rear
Dual aspect windows with outlook over rear garden



Utility Room

With tiled flooring, plumbing for washing machine, space for tumble dryer

Inner Hallway



With oak flooring

Bedroom 1

11'9 x 10'6 (3.58m x 3.20m)



Front double

With oak flooring, built in wardrobe space, picture window

Bedroom 2

11'8 x 10'6 (3.56m x 3.20m)



Rear double

With oak flooring, built in wardrobe

Bedroom 3

12'6 x 9'9 (3.81m x 2.97m)



Front double, with oak flooring, built in wardrobe

Shower Room

7'5 x 5'1 (2.26m x 1.55m)

With shower cubicle with power shower, w.c, pedestal wash hand basin

FIRST FLOOR

Landing



With skylight, having distant countryside views, laminate flooring, airing cupboard housing with hot water cylinder, access to loft

Bedroom 4

23'6 x 14'6 (7.16m x 4.42m)



With skylight and distant countryside views, built in wardrobes, eaves storage, laminate flooring

Bedroom 5

14'6 x 13'5 (4.42m x 4.09m)



With skylight and distant countryside views, laminate flooring

Shower Room

7'8 x 6'9 (2.34m x 2.06m)



Recently renovated. Having laminate flooring, tiled walls, wash hand basin with vanity unit, toiletries cupboard with shaver point, heated towel rail, w.c, skylight

Externally



The property sits on a large plot, having gravelled grounds to the front with steps to a lawned garden, walled in frontage and double gated entrance.

The property benefits from ample parking and turning space for several vehicles, and further grounds at rear with a lawned garden, being private with fencing and matured hedge line - making this the ideal family / entertainment space.

Detached Garage / Workshop

19'6 x 19'6 (5.94m x 5.94m)



An ideal studio or garage/workshop

With slate roof, electric up and over door, work surfaces, electric connectivity, access to loft space for extra storage

Lawned Garden



Services

We are informed that the property benefits from mains water, electricity and private drainage

Council Tax Band

To be confirmed

Directions

What3Words: bowhead.regulator.cascaded



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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