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Bryn Del, 12 Penrhiwgaled Lane, Cross Inn, Llandysul, SA44 6NS

Guide Price £235,000

** NO ONWARD CHAIN**

A well-positioned improvable detached 2 bedroom bungalow in an attractive semi-rural location having distant sea views. While the property benefits from an Eco-4 air source heating system with associated solar panels and double glazing, it is deserving of some sympathetic refurbishment and has the potential to provide a lovely home in an attractive setting. The property stands in a spacious, mature plot with off-road parking and useful attached garage.

Location

The property is conveniently located within easy reach of shops, filling station, public house, new area primary school and some 3 miles from the popular seaside resort and fishing village of New Quay, renowned for its sandy beaches. The property is also conveniently located just 8 miles from the Georgian harbour town of Aberaeron with local amenities including its comprehensive range of schooling, shops, bars and restaurants. The property affords more particularly, the following:

Front Entrance Door

Reception vestibule with door to:

Hallway

Living Room

20'6 x 13'10 (6.25m x 4.22m)

With front bay window, side window and radiator.

Kitchen / Dining Room

15'9 x 9 (4.80m x 2.74m)

Having a range of kitchen units incorporating a single drainer sink unit, space for cooker with extractor hood over, door to cupboard and door to rear conservatory.

Rear Conservatory
19'8 x 8 (5.99m x 2.44m)

With side entrance door.

Bathroom

Fully tiled walls with bath and wash handbasin.

Separate Cloakroom

Having toilet and radiator.

Front Bedroom 1
13'1 x 11'4 (3.99m x 3.45m)

With front window and access to airing cupboard housing the pressurized hot water cylinder.

Rear Bedroom 2
13'1 x 11'5 (3.99m x 3.48m)

With rear window and built-in cupboard.

Externally

The property stands in a generous plot with grassed areas which offer the potential to create some lovely gardens and grounds in an attractive semi-rural setting.

Attached Garage

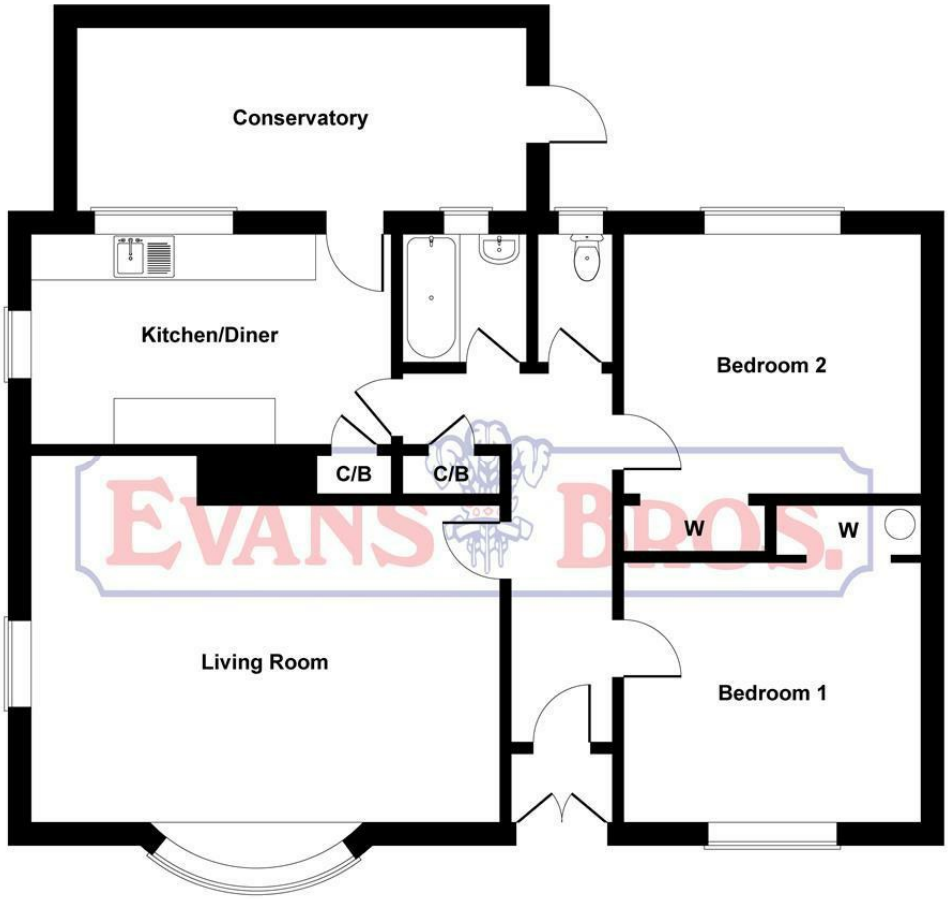
The property benefits from a useful attached garage with an up-and-over door.

Services

We are informed the property benefits from connection to mains water, mains electricity with solar PV panels and private drainage with air source heating.

Tax Band E

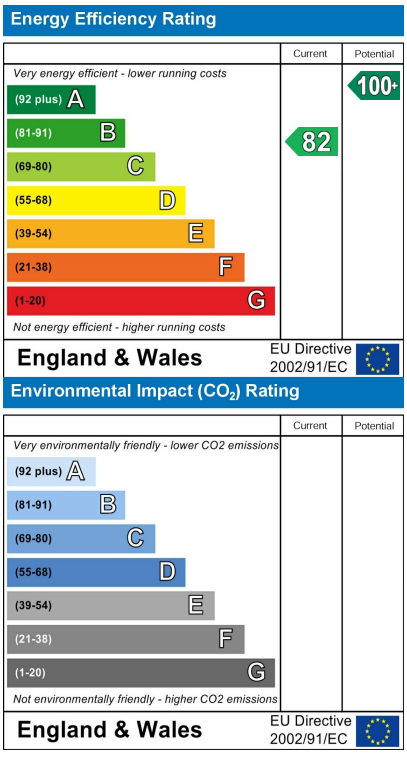
Bryn Del



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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