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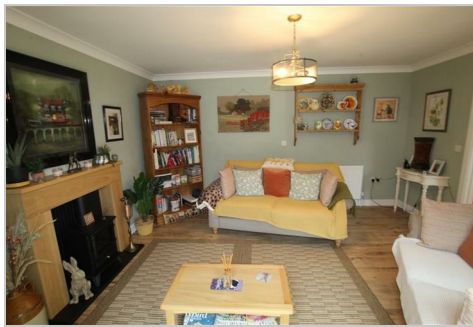
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Cilcain Maes Dafydd, Llanarth, Ceredigion, SA47 0PP

Asking Price £350,000

A delightful detached 4 bedroomed, 2 bathroomed house with conservatory offering deceptively spacious accommodation in an attractive tucked away location with beautiful gardens and grounds.

Located nicely tucked away on the edge of the popular coastal village of Llanarth approximately 3 miles inland from the seaside village of New Quay renowned for its sandy beaches, some 5 miles South of Aberaeron.

Location

The property is located on the edge of an attractive residential development just off the edge of the popular village of Llanarth with an excellent range of local amenities including shops, pub, primary school and within walking distance of a regular bus route. The property is also conveniently some 3 miles inland from the popular seaside village of New Quay renowned for its sandy beaches and is ideally located for exploring the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves.

Being approximately 5 miles South of the destination town of Aberaeron renowned for its popular bars, cafes, hotels, restaurants and shops and also providing many local employment opportunities. with primary and secondary schooling. Llanarth is approximately equi distant to the larger towns of Aberystwyth to the North and Cardigan to the South.

Description

A delightful detached property offering refurbished, elegantly presented, accommodation which really does have to be inspected to be fully appreciated. The property is entered by a spacious reception hall, with good sized kitchen have recently installed good quality kitchen units, dining room, living room and feature rear conservatory. To the first floor there are 4 double bedrooms with a master bedroom having an en-suite bathroom and again a refurbished main bathroom with a contemporary suite. The property has the benefit of oil fired central heating and Upvc double glazing throughout and can be considered to be a turn key purchase ready for immediate occupation. One of the main features of this property are its delightful and private gardens and grounds which are a credit to the current owners.

Front Entrance Door

Leading to

Good Sized Hallway

12'4 x 7'3 (3.76m x 2.21m)



Providing a feeling of space when entering the property. Stairs to First Floor, radiator, boiler cupboard off with Worcester oil fired combination boiler and shelved storage.

Cloakroom



With toilet, wash hand basin, heated towel rail, extractor fan.

Kitchen

13'1 x 12'4 (3.99m x 3.76m)



Having a recently installed range of good quality kitchen units at base and wall level with Oak effect worktops incorporating single bowl sink unit, integral fridge and freezer, space for automatic washing machine, fitted Neff double oven and Induction hob with extractor hood over. Spot lighting, Archway leading to;

Dining Room

13'3 x 9'9 (4.04m x 2.97m)



Radiator double door to rear Conservatory. Opening to;

Living Room

14'4 x 13'2 (4.37m x 4.01m)



With a feature mock fireplace having a timber surround with electric wood burner effect stove, radiator, double doors to feature;

Rear Conservatory

12'6 x 16'6 (3.81m x 5.03m)



With Oak effect flooring, French Doors to garden,

Side Conservatory / Utility Area

10' x 4' (3.05m x 1.22m)



With side entrance door, space for tumble drier.

First Floor

With stairs from Hallway to;

Spacious Landing

Access to loft.

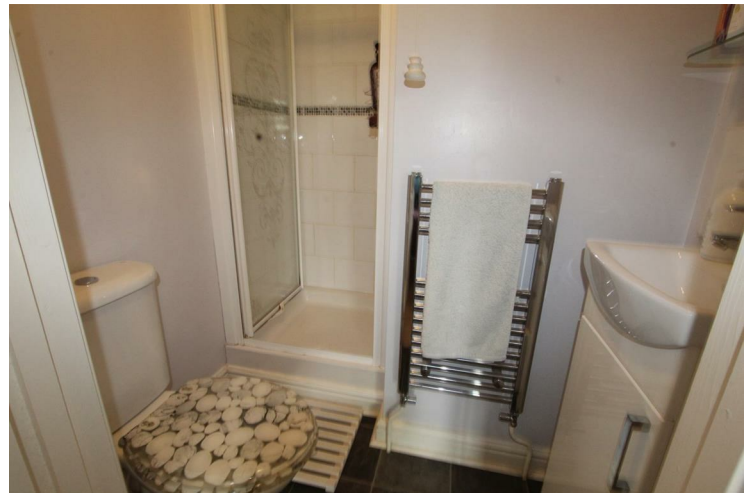
Master Bedroom 1

12'4 x 13'4 (3.76m x 4.06m)



Radiator, rear window

En-suite Shower Room



Having toilet, shower cubicle, wash hand basin, heated towel rail, extractor fan.

Bedroom 2

12'4 x 10'8 (3.76m x 3.25m)



Built-in wardrobe, radiator, rear window overlooking rear garden.

Front Bedroom 3

13'2 x 7'6 (4.01m x 2.29m)



Radiator, front window.

Front Bedroom 4

13'2 x 7'7 (4.01m x 2.31m)



Radiator, front window.

Shower Room

9'9 x 5'2 (2.97m x 1.57m)



With a refurbished contemporary style suite having attractive wipe clean panels in the shower, with corner curve shower unit, storage cupboards incorporating the wash hand basin in an attractive timber effect finish, toilet, heated towel rail.

Externally



The property is attractively tucked away in a private position with a extensive gravelled front driveway with ample parking and turning areas, the front well stocked flower and shrub borders and small front lawn area with external oil tank.

To the rear of the property is a further private garden area superbly landscaped by the current vendors with slate screed paths leading to various secluded terrace / patio areas, lawn areas, well stocked flower and shrub borders, side garden area with external water tape and wooden shed, . The property is enclosed within in a tall fenced boundary, with we are informed a further area of land behind this fence being a haven for wildlife.

Detached Garage

18'7 x 11'2 (5.66m x 3.40m)

With front up and over door, rear courtesy door, power connected, fitted storage cupboards, outside security lights.

Council Tax Band E



We understand the property is Council Tax Band E and the Council Tax payable for 2022 / 2023 financial year is £2172

Services

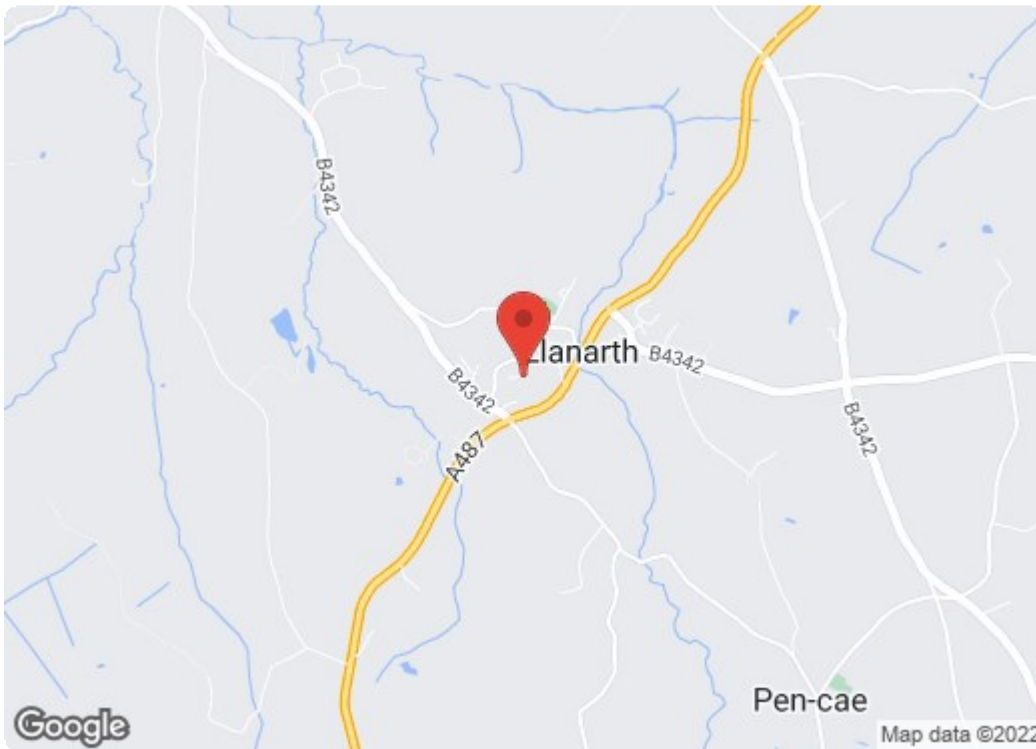


We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating, telephone subject to BT transfer regulation, broadband available.

Directions

From Aberaeron take the A487 South, continue to the village of Llanarth, by the Llanina Arm turn right towards New Quay, turning immediately right by the church hall, continue up the hill taking the first right hand turning, then turn right into Maes Dafydd and immediately left and Cilcain is the property straight ahead.

What3words nferior.treaty.pastels



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 (CO₂) 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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