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**The Paddock, Oakford, Oakford, Llanarth, Ceredigion, SA47 0RN**

**Asking Price £232,500**

Nestled in the charming village of Oakford, this delightful detached bungalow offers a unique opportunity for those seeking a peaceful country lifestyle. Set within a generous third of an acre, the property boasts a spacious layout featuring three bedrooms and a welcoming kitchen diner. Constructed in a non-traditional Woolaway style, this bungalow presents immense potential for transformation into a truly lovely home. The reception room provides a comfortable space to relax, while the surrounding gardens offer ample room for outdoor activities. Conveniently located, the property is just a short drive from the picturesque coastal towns of Aberaeron and New Quay, where you can explore beautiful beaches, delightful shops, and local eateries. This location is ideal for those who appreciate the tranquility of rural living while still having access to vibrant community life.

## Location



The main attraction of this property is its private, secluded location on the outskirts of the popular and pretty Hamlet of Oakford, adjoining a country lane providing some lovely country walks. Oakford is only approximately 3 miles from Aberaeron, a destination town renowned for its cafes, pubs, bars and restaurants and its colourful houses surrounding the harbour. The property is also convenient to the popular seaside and fishing village of New Quay, renowned for its sandy beaches.

## Description



A detached bungalow residence of non traditional - concrete section construction set within a third of an acre. The accommodation has been recently refurbished with redecoration and new carpets and provides the following accommodation:

## Front entrance hall



Hallway with tiled floor.

## Living room

11' x 10'9 (3.35m x 3.28m)



With fireplace and double aspect windows to front and side.

## Kitchen / Dining room



With base units, two storage cupboards, and rear entrance door.

## Kitchen area

13' x 7'4 (3.96m x 2.24m)



## Inner hall

Leading to:

### Bedroom 1

10'10 x 9 (3.30m x 2.74m)



With front window.

### Bedroom 2

10'10 x 11 (3.30m x 3.35m)



With front window.

### Bedroom 3

9' x 7'8 (2.74m x 2.34m)



With rear window.

### Bathroom

7'9 x 5'5 (2.36m x 1.65m)



With bath having shower unit over, wash handbasin and toilet.

### Externally



The main feature of this property is the mature gardens and grounds of approximately 0.3 of an acre which are accessed via a recessed gated entrance leading to a detached garage and good sized workshop.

The gardens, which were previously used as a nursery, have been cleared by the current vendors and offer scope for creating some lovely areas enclosed within mature hedging.

### Garage

15'10 x 11'3 (4.83m x 3.43m)



### Services

We are informed by the vendors that the property is connected

to mains water, mains electricity and mains drainage with uPVC double glazing, Fisher electric heating and Superfast Fibre Optic broadband.

**Council Tax Band D**

Band D with the amount payable for 2024/2025 being £2072.62.

**Directions**

From Aberaeron, take the A487 south into the village of Llwynceilyn and turn left at the staggered cross roads signposted for Oakford. Continue along this road for just over a mile until you reach the village of Oakford. Turn right at the T Junction in the village and upon leaving the village, the property can be found on the right hand side.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>35</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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