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Swn Y Gwylan Pennant, Pennant, Nr Aberaeron, Ceredigion, SY23 5JH

Asking Price £339,950

A superbly appointed detached bungalow with spacious accommodation having 3 double bedrooms and two reception rooms, good quality kitchen and bathroom with LPG central heating and UPVC Double Glazing. Set in pretty, well maintained landscaped gardens with well stocked flower and shrub borders. Ample off road parking with Garage.

Popular rural community of Pennant only 4 miles Aberaeron and some 14 miles South of Aberystwyth.

Location



Attractively situated in a convenient semi rural location on the edge of the popular community of Pennant, only some 4 miles from Aberaeron, a popular destination town on the West Wales coast line renowned for its harbour and colourful houses together with the fashionable shops, restaurants and bars. Also within an easy driving distance of the larger town and employment centre of Aberystwyth

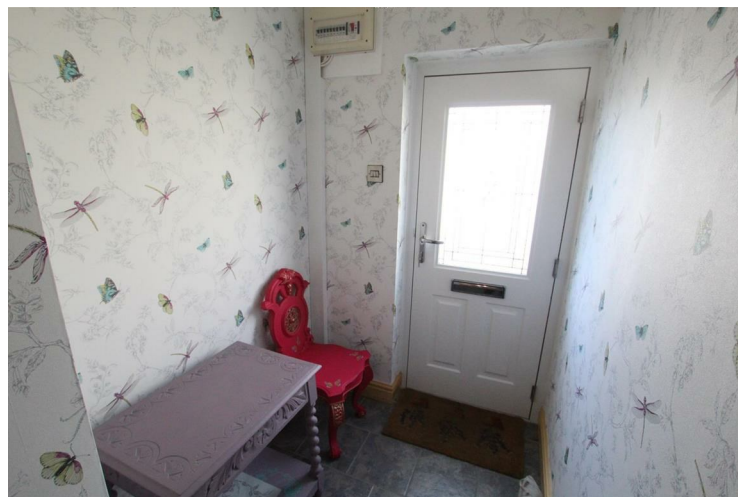
Description



A superbly presented village property that really is a turn key purchase with both the internal accommodation and the gardens immaculately presented and ready for immediate occupation.

The property offers the following accommodation

Hallway



Via good quality composite door with tiled threshold

Living Room

17'7 x 13'8 (5.36m x 4.17m)



A comfortable room with cosy fireplace having a wood burner inset and feature oak mantle and granite hearth. French doors to garden.

Kitchen/Breakfast Room

15'7 x 11'8 (4.75m x 3.56m)



an attractive space with room for entertaining, good quality tiled floor.

Kitchen Area



With a range of contemporary styled kitchen units, with sink unit, ceramic hob with extractor hood over, double oven, space for dishwasher, spotlighting and door to utility room

Breakfast Area



With breakfast bar and fitted wall cupboards.

Dining Room

11'8 x 11'8 (3.56m x 3.56m)



A light south facing room with rear window and patio doors to side

Utility Room

15'9 x 5' (4.80m x 1.52m)



With fitted cupboards, sink unit, wall mounted boiler, space for washing machine and tumble drier.
Patio doors to side

Inner Hall

Bedroom 1

13'7 x 11' (4.14m x 3.35m)



Rear window, radiator.

Bedroom 2

11'5 x 10' (3.48m x 3.05m)



Laminate floor, front window and radiator

Bedroom 3
10' x 9'9 (3.05m x 2.97m)



Laminate floor, front window and radiator

Bathroom



An attractive room with modern fittings and feature tiled walls that really do give a wow factor to the property. Walk in double shower enclosure with power shower. Modern sink unit and toilet. Heated towel rail.

Externally



A feature of this property are its extremely attractive and well stocked landscaped gardens designed to give an array of colour throughout the year, yet being manageable and

relatively private and benefitting from a sunny south facing aspect.

Front Gardens



Front lawned garden with specimen trees and bushes.

Front Driveway



With ample off road parking

Garage
19'3 x 14'8 (5.87m x 4.47m)



With front up and over door, and rear courtesy door

Side Patio



Private side patio area off the dining room

Rear Gardens



Attractive south facing rear gardens with well cared for lawned area with paved patio, well stocked flower and shrub borders and raised vegetable beds, the whole backing on to a field and with attractive views over the hills beyond.

Directions



From Aberaeron take the A487 North continue through the Village of Aberarth and on leaving the village turn right onto the B4557 Pennant Road, Continue into the village and after passing the church on the right the property is the second on the Right as identified by the agents board.

Ground Floor Approx. 110.6 sq. metres (1190.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.0 sq. feet)
The Floor plans are for guidance only.
Plan produced using PlanUp.

Swn Y Gwylan, Pennant, LLANON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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