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**Garreglwyd, Pennant, Pennant, Llanon, SY23 5JH**

**Asking Price £339,000**

Nestled in the charming semi-rural village of Pennant, this delightful detached bungalow offers a perfect blend of comfort and practicality through either being available as a spacious 3 bedroom bungalow, or alternatively as a 2 bedroom bungalow with 1 bedroom self-contained annexe. The adaptable accommodation is perfect for those seeking multi-generational living or potential income generation. The property is surrounded by spacious gardens and grounds with ample parking for several vehicles and useful workshops/garden sheds, adding an extra layer of functionality to the property.

This bungalow is not just a home; it is a lifestyle choice, offering the tranquillity of village life while remaining conveniently close to local amenities offered at Aberaeron and Aberystwyth. Whether you are looking to settle down in a peaceful community or seeking a versatile property with plenty of space, this bungalow in Pennant is an opportunity not to be missed!



## Location



Situated in the popular rural community of Pennant, this property enjoys a convenient location just 3 miles inland from the picturesque Georgian harbour town of Aberaeron. Aberaeron is well known for its charming atmosphere, popular cafés, restaurants, and independent shops, as well as offering both primary and secondary schools, a medical centre, and the local authority headquarters.

The larger university town of Aberystwyth lies approximately a 30-minute drive to the north, providing an extensive range of amenities, services, and employment opportunities.

## Front entrance door

To:

## Reception hallway



## Living Room

19'5 x 11'9 (5.92m x 3.58m)



With wood burning stove having decorative surround.

## Kitchen

12'8 x 11'4 (3.86m x 3.45m)



With a range of base and wall units, gas hob with electric oven having extractor hood over, plumbing for washing machine and dishwasher, 1 1/2 drainer sink, airing/storage cupboard.





### Rear Conservatory

12'6 x 12'3 (3.81m x 3.73m)



Having pleasant views over the rear garden, with vinyl click flooring and 2 doors leading to outside area.

### Bathroom

9'12 x 5'5 (2.74m x 1.65m)



Being part tiled, having bath with electric shower over, wash handbasin vanity unit, heated towel rail, W.C. and lino flooring.

### Bedroom 1 - Front Double

11'3 x 9'7 (3.43m x 2.92m)



With a built-in wardrobe unit and click vinyl flooring.

### Bedroom 2 - Rear Double

11'3 x 9'6 (3.43m x 2.90m)



With click vinyl flooring.

Door to:



### Bedroom 3 / Annexe

16'2 x 12'9 (4.93m x 3.89m)



Being a recent addition to the property, this 3rd bedroom / annexe area is ideal for those seeking multi-generational living or possible use as a home office / business premises. Having its own en suite, small kitchen space and access via patio doors from the rear of the property, this addition has the option of being completely self contained. With lino flooring and electric radiator.

### En suite



With shower cubicle having power shower, heated towel rail, basin vanity and back to wall toilet unit.

### Externally



The property benefits from ample grounds, with a tarmac drive and parking area to the front for several vehicles. There is also a side lawned area with gate leading to rear garden, being a level lawned area with shrubbery, flowers and plants, with timber workshop and other useful garden sheds and log store. The rear garden is an enclosed and manageable space with a pleasant outlook over the countryside to the rear of the property.



## **Workshop**

20 x 10 (6.10m x 3.05m)



## **Garden Sheds**



## **Services**

We are informed that the property benefits from mains water, mains electricity and mains drainage with oil-fired central heating.

## **Council Tax Band D**

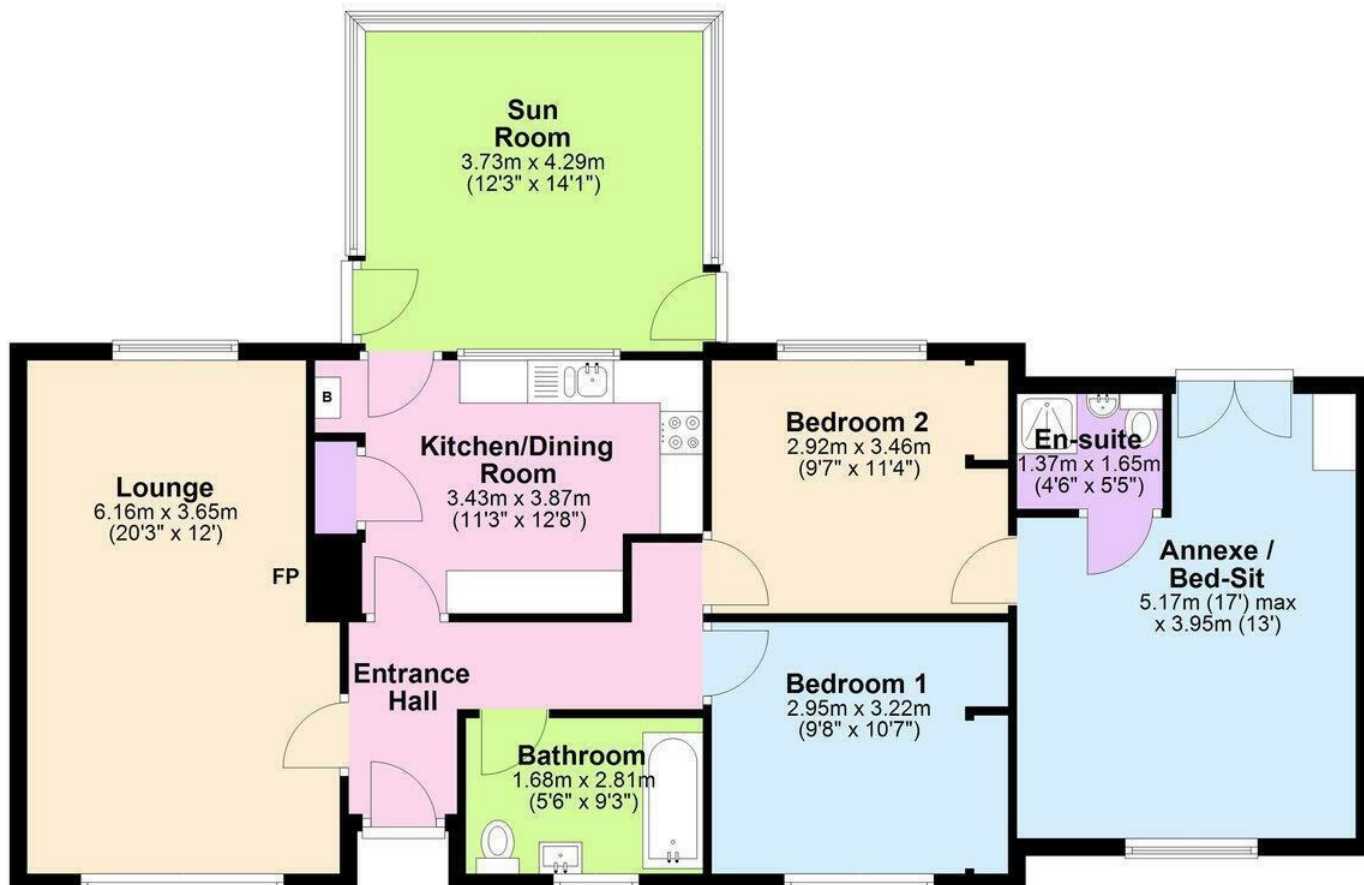
Amount payable annually £2296.

## **Directions**

What3Words - necklaces.pools.issued



## Ground Floor

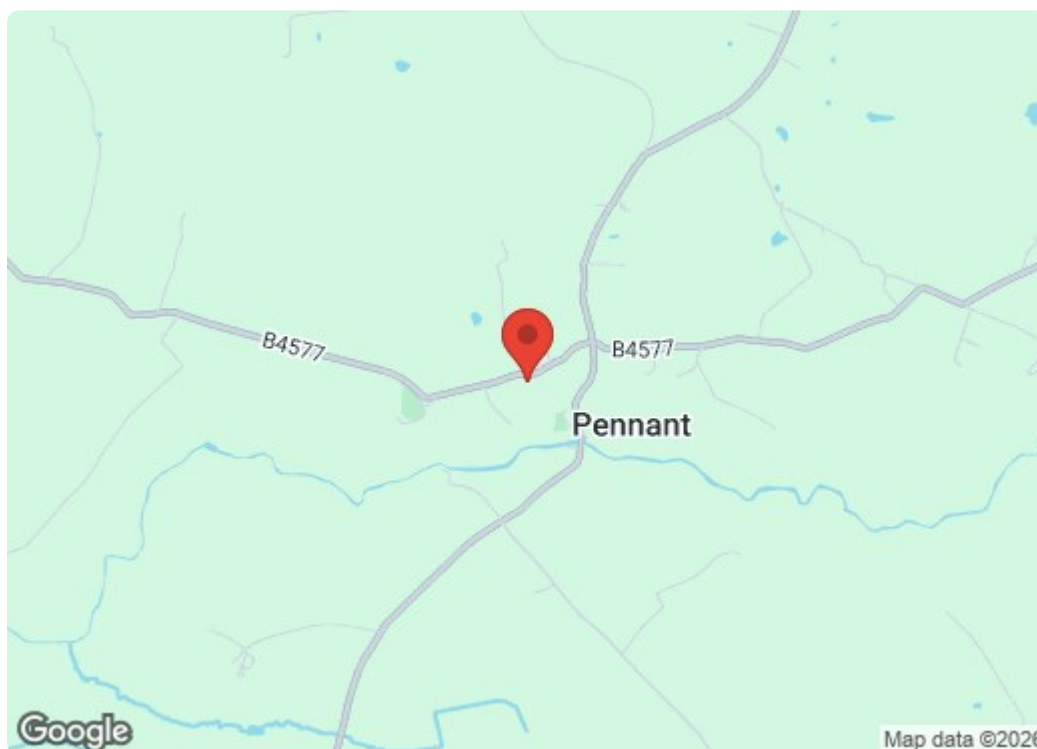


Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

## Garreg Llwyd, Pennant, LLANON



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 89        |
| (81-91) B   |         |           |
| (69-80) C   | 78      |           |
| (55-68) D   |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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