

Westside Llanarth
Nr. New Quay

Asking Price £515,000

- A delightfully spacious 4 bedroom - 3 bathroom bungalow
- Approximately 2.1 acres of extensive grounds and gardens
- Could be used as a main 3 bedroom 2 bathroom bungalow with separate self contained spacious annex
- Recently modernised and updated providing large, light and airy accommodation
- Side conservatory
- Attractive patio area with glass balustrade
- Extensive gardens and grounds with 3 garages
- Popular coastal location on the edge of a village in walking distance to shops, pub etc
- Only 3 miles from New Quay renowned for its sandy beaches



A delightfully situated residential bungalow set in just over 2 acres of land. This extended and refurbished property offers annex potential with large rooms having 4 bedroom, 3 bathroom accommodation or could indeed be used as a 3 bedroom, 2 bathroom bungalow with an adjoining impressive self contained 1 bedroom annex with large living room and kitchen. The property has the benefit of LPG gas fired central heating and double glazing. Externally it provides extensive grounds of some 2 acres, and feature patio terrace with glass balustrade.

Location

Delightfully situated on the edge of a popular village with a good range of local amenities being within walking distance to a shop, primary school and pub/hotel, and with a regular bus service. Only some 3 miles from the renowned seaside village of New Quay, renowned for its sandy beaches and dolphin spotting boat trips.

The property is also close to Aberaeron, a pretty Georgian harbour town and convenient to the larger towns of Cardigan to the south and Aberystwyth to the north.

Front Entrance Door

To Porch

Living Room

19'7 x 11'7 (5.97m x 3.53m)

With oak flooring, feature fire place with a timber surround having a marble inset and hearth with LPG coal effect fire.

Inner Hallway

Door to walk-in cloak cupboard housing the LPG gas central heating boiler. Leading to

Open Plan Kitchen / Dining Room

21' x 10'3 (6.40m x 3.12m)

A lovely room for entertaining with extensive range of kitchen units having ample storage cupboards with all appliances contained within the fitted units with space for dishwasher, washing machine, tumble dryer, microwave etc. An attractive light quartz work surface incorporating a 1 & 1/2 bowl sink unit with Induction hob and eye level oven, tiled floor and rear entrance door.

Dining Area with oak flooring, radiator, rear window

Principle bathroom

With tiled walls and floor having wash hand basin, toilet, bath, separate shower and radiator.

Master Bedroom 1

12' x 9'10 (3.66m x 3.00m)

With oak flooring, radiator, rear window

Master En-suite Large Shower Room

11'8 x 6'6 (3.56m x 1.98m)

With tiled walls and floor, double size level access shower cubicle, wash hand basin, toilet, radiator, extractor fan, spot lighting.

Bedroom 2

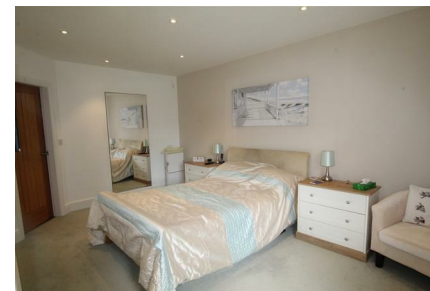
16'9 x 9'10 (5.11m x 3.00m)

2 radiators, side window.

Office / Study / Bedroom 3

10' x 7' (3.05m x 2.13m)

Radiator



Annex

Attached to the property is recently constructed annex, currently integrated as 1 large property but could provide a self contained and spacious 1 bedroom annex with;

Fantastic Living Room

20'8 x 14'2 (6.30m x 4.32m)

With bi fold doors together with rear window, oak flooring, open vaulted ceiling, feature recessed space for wall mounted television which opens out to conceal all the equipment, 2 radiators, door to

Kitchen

9'6 x 5'6 (2.90m x 1.68m)

With modern range of kitchen units having a oak work surface at base and wall level having single drainer sink unit, space for oven and cooker hood, Velux roof window and radiator.

Annex Bedroom

15'10 x 9'10 (4.83m x 3.00m)

Radiator, front window, mirrored door to walk-in dressing room having fitted wardrobes

En-suite Bathroom

With tiled walls and floor, double size shower cubicle, integrated wash hand basin and concealed cistern wc, spot lighting, heated towel rail, radiator, side window.

Side Conservatory

14'6 x 14'3 (4.42m x 4.34m)

Externally

The property is approached by initially shared access drive leading to private driveway with ample parking and turning area. The property is surrounded by mature gardens and

grounds with a feature front terrace from where the bi fold doors open out to, having an attractive glass balustrade for privacy.

Good sized aluminium green house with grape vine, to the front of the property is a series of 3 garages.

On the opposite side of the lane that intersects the property is an extensive grassed garden area, currently mowed by the vendor with potential for creating a paddock or similar.

Please note the property occupies a shared driveway with Llanina Caravan Park being a small touring caravan site.

Direction

From Aberaeron take the A487 South continue through the village of Llanarth and just after passing the filling station, take the next entrance right and the property is the 2nd on the right hand side.

Services

We are informed the property benefits from connection to mains water, mains electricity, LPG gas central heating, private drainage.

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





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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	67
(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		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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