

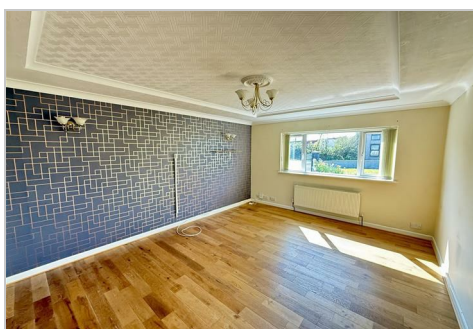


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St Martin Pentre'r Bryn, Pentre'r Bryn, Near New Quay, Ceredigion, SA44 6JZ

Asking Price £257,500

A delightful detached bungalow offering a perfect blend of comfort and tranquillity. Boasting two spacious bedrooms, this property is ideal for first time buyers or those looking to downsize. The bungalow is set on a generous plot, featuring a tarmacked driveway that provides ample parking space, an integral garage with electric door alongside a good-sized rear garden with views towards Cardigan Bay, perfect for watching the glorious sunsets or simply enjoying the views, which add a touch of coastal charm to this home.

Conveniently located approximately three miles from the picturesque fishing village of New Quay, being located on a regular bus route, residents can easily access local amenities, beautiful beaches, and delightful coastal walks.

Location



Conveniently located on a bus route in the quiet hamlet of Pentre'r Bryn on the outskirts on New Quay. The property is within easy reach of shops, filling station, public house, new area primary school and some 3 miles from the popular seaside resort and fishing village of New Quay, renowned for its sandy beaches. The property is also conveniently located just 8 miles from the Georgian harbour town of Aberaeron with local amenities including its comprehensive range of schooling, shops, bars and restaurants. The property affords more particularly, the following:

Front entrance porch



With tiled flooring.

Spacious reception hall

23'4 x 9'8 (7.11m x 2.95m)



An attractive entrance to this spacious property via uPVC door with stained glass inset, with oak flooring, radiator and double doors to airing cupboard.

Living room

16'4 x 13 (4.98m x 3.96m)



With feature coved ceiling, oak flooring, radiator and front window.

Kitchen dining room

19'8 x 9'8 (overall) (5.99m x 2.95m (overall))



Dining area



With French doors to rear garden having attractive views over open farmland and Cardigan Bay beyond.

Kitchen area



With a range of fitted kitchen units at base and wall level

incorporating 1 and a half bowl sink unit, electric oven with electric hob over, extractor fan, space for dishwasher and radiator.

Utility room

10 x 7'4 (3.05m x 2.24m)



With a range of base units incorporating space for automatic washing machine and side entrance door to rear.

Inner hallway



Front double bedroom 1

11'8 x 11'5 (3.56m x 3.48m)



With radiator, fitted wardrobes and front window.

Rear double bedroom 2
11'8 x 11'5 (3.56m x 3.48m)



With radiator and front window enjoying countryside views.

Bathroom
8'5 x 7'8 (2.57m x 2.34m)



With a modern, refurbished suite having tiled walls and comprising of panelled bath, level access shower with rainfall power shower above, wash handbasin, toilet, heated towel rail, spot lighting and extractor fan.

Externally



The property is approached via a gated entrance to a

tarmacked driveway with ample parking, front lawned garden and integral garage. To the rear of the property is a further garden area with patio and lawned garden. The whole enjoying attractive views from which there would be spectacular sunsets to enjoy.

Front garden



Integral garage
17 x 10 (5.18m x 3.05m)



Having electric roller shutter door and door to utility room. This houses the oil-fired Worcester boiler.

Services



We are informed that the property is connected to mains water, mains electricity and mains drainage with oil-fired central heating.

Council Tax Band E

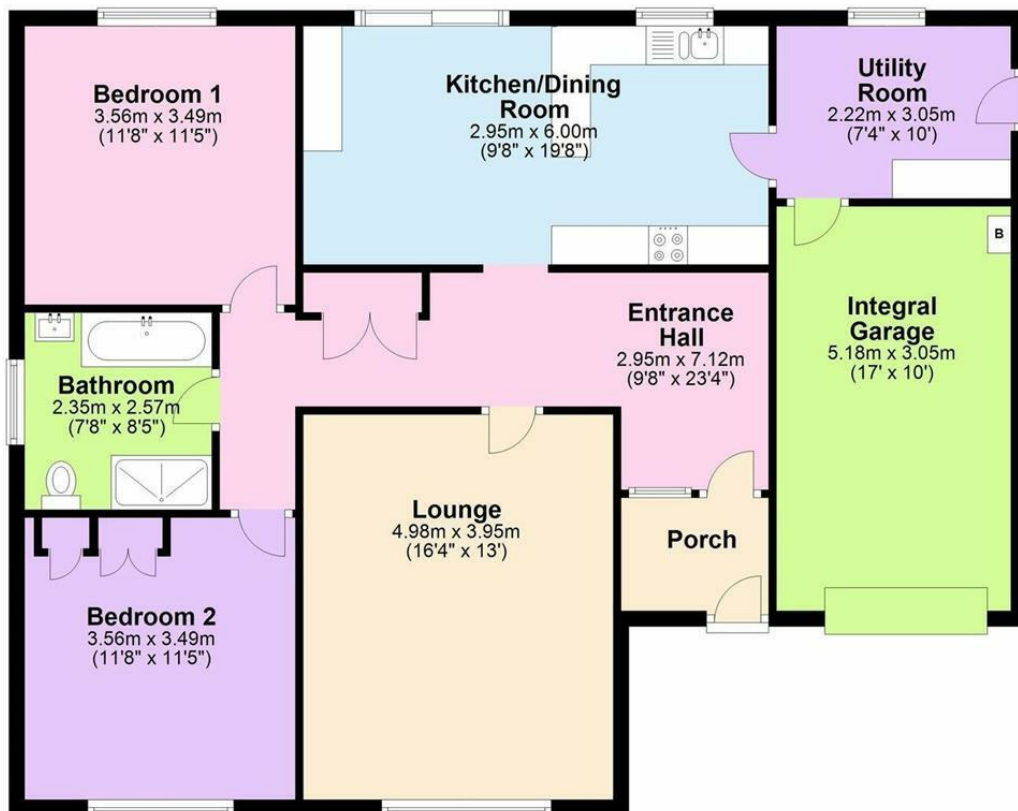
Council Tax Band E with the amount payable for 2025/2026 being £2797.62

Directions

From Aberaeron, take the A487 south and continue through the village of Llanarth and at Synod Inn, take the right hand turning on to the A486 towards New Quay. Continue into Pentre'r Bryn and the property can be found on the right hand side as identified by the agent's For Sale board.

Ground Floor

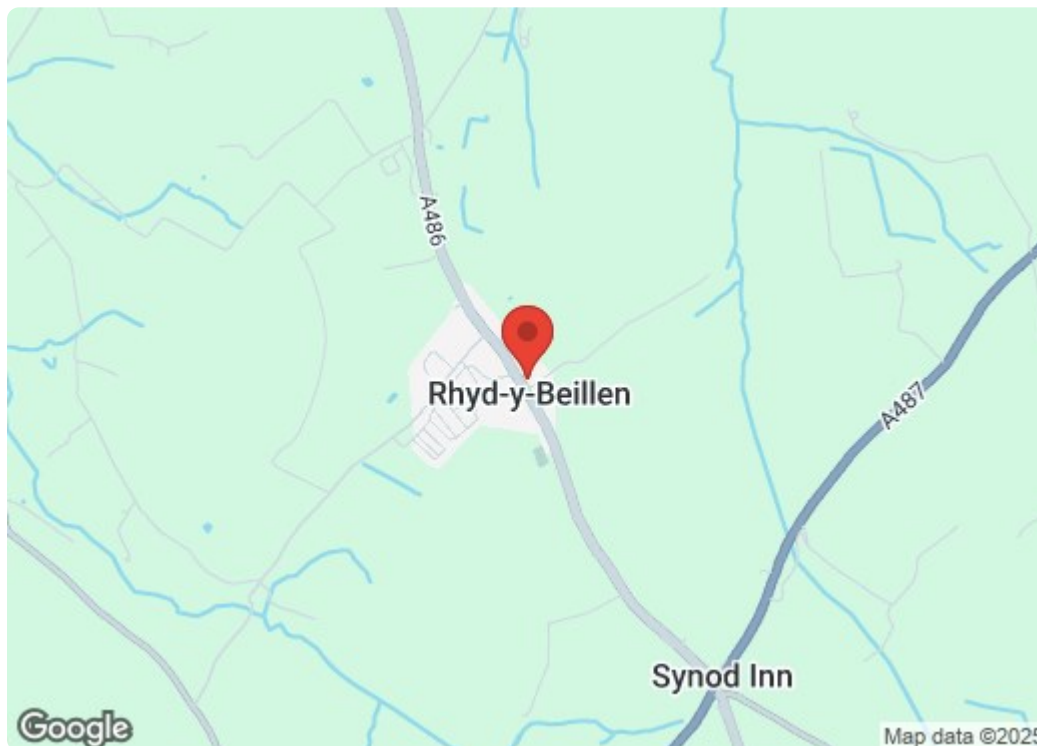
Approx. 114.4 sq. metres (1231.2 sq. feet)



Total area: approx. 114.4 sq. metres (1231.2 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

St Martin, Pentrer Bryn, Llandysul



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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