



Trem Enlli , Maenygroes
New Quay Ceredigion SA45 9RJ
Guide price £315,000



A delightfully presented 3 bedroomed detached bungalow with front & rear gardens and detached garage just a mile from a popular coastal resort.

Trem Enlli has been recently refurbished and is well worthy of inspection! As highlighted in the photographs, the bungalow is superb for anyone looking to buy a ready to move in property by the coast. The property accommodates for a living, kitchen & dining conservatory area, 3 bedrooms, wc and bathroom. Externally, a driveway, front & rear gardens and detached garage.

The bungalow is situated on a cul de sac in the hamlet of Maenygroes just off the A486 road just a mile from the former fishing village of New Quay which is now a popular unspoilt Coastal Resort providing for everyday amenities with a good selection of public houses and eateries. Maenygroes is also convenient to a local Doctor's Surgery and a regular bus service.

Within a short travelling distance there are a number of other picturesque villages to include Nanternis, Cwmttydu and Llangrannog providing access to the beautiful coastal path.

Tenure

Freehold.

Services

New oil fired central heating system with recently fitted external combi boiler and new pressurised water system. Mains electricity, water and drainage.

Fibre optic broadband to the property.

Council Tax

Band E

Viewing

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Trem Enlli provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

UPVC Front Entrance Door

Into

Reception Hallway



With ceramic tiled flooring, with built in storage/cloak cupboards, radiator and doors to

Living Room

11'3" x 18'7" (3.43m x 5.68m)



With electric feature fireplace and stone surround, radiator and large window to fore. Opening to

Kitchen

9'4" x 12'7" (2.86m x 3.85m)



Comprising a modern shaker style unit kitchen with electric fitted oven, lpg gas fitted hob and stainless steel sink with mixer tap. Appliance spaces, laminate worktop, tiled splashbacks and window to rear.

Breakfast bar area opening in to



Conservatory Dining Room

19'7" x 10'1" (5.97m x 3.09m)



A fully double glazed conservatory with superb country views! With radiator and French doors to side.

WC

7'9" x 2'7" (2.38m x 0.79m)

With wc with wash hand basin fitted above, radiator, obscured window to rear, ceramic tiled flooring and tiled walls.

Bathroom

7'10" x 4'10" (2.39m x 1.49m)

Comprising panelled bath with mixer shower over and screen. Tiled surrounding walls and obscured window to rear.

Bedroom 3

9'0" x 9'9" (2.75m x 2.98m)



With radiator and window to rear overlooking the garden.

Bedroom 2

12'7" x 10'4" (3.86m x 3.16m)



With fitted wardrobe, radiator and window to rear.

Bedroom 1

12'9" x 10'11" (3.90m x 3.35m)



With fitted wardrobe, radiator and window to fore.

Externally



The property is approached via a shared private road leading to the driveway of Trem Enlli.

There is a spacious front lawned garden and stoned driveway.



To the rear, a garden with patio seating area and raised flower beds. Fine country views!

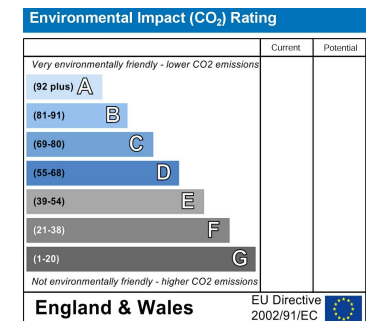
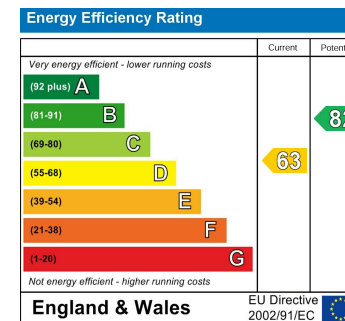


Detached Garage



With electric, plumbing and drainage for utilities.

Up and over door, UPVC side door and window.



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