



Tom Parry

Ger Yr Efail, Boduan, LL53 8UF
Offers in the region of £425,000

Ger Yr Efail , Boduan, LL53 8UF

Nestled just outside the charming rural village of Boduan, this delightful detached bungalow offers a wonderful opportunity for those seeking a peaceful countryside retreat. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property would make a fantastic family home for those looking to get away from the hustle and bustle and live a life in the countryside.

One of the standout features of this lovely home is its expansive gardens and animal enclosures, making it ideal for nature lovers or those with green fingers. Imagine spending sunny afternoons tending to your garden or enjoying the company of your furry friends in the spacious outdoor area.

With an A rated Energy Performance Certificate (EPC), this bungalow is not only charming but also energy-efficient, helping you save on utility bills while reducing your carbon footprint. We would image this is one of very few properties in the local area to achieve such an accolade with this rating!

Whether you're looking for a peaceful countryside escape or a place to nurture your gardening hobby, this bungalow has it all. Early viewing is recommended.

OUR REF: C386

ACCOMMODATION

All measurements are approximate

Porch

with quarry tile flooring & "stable" door.

Hallway

with carpet flooring; radiator.

Living Room

with dual aspect views; "Clearview" log burner fitted within feature chimney breast with oak beam shelving; carpet flooring; two radiators and built in storage

Kitchen

with a range of wall & base units with worktop over; ceramic 1 1/2 bowl sink and drainer; space for free standing oven; built in larder cupboard; "Clearview" log burner fitted within chimney breast with oak beam over; wood effect laminate flooring; radiator and door to Utility.

Utility

with wood effect laminate flooring; "stable" door to rear; space and plumbing for washing machine; all UPVC double glazed.

Bedroom 1

with French doors leading to garden; built in wardrobe; carpet flooring; radiator and access to loft

Bedroom 2

with stunning views to countryside; carpet flooring and radiator

Shower Room

with low level WC; sink basin fitted within free standing vanity unit; large walk in shower with tray; large area of storage shelves; vinyl flooring; panelled walls and radiator

Bedroom 3

with carpet flooring; radiator and open views to garden.

EXTERNALLY

The property is accessed via a private drive at the front of the house, which leads to a small lawned garden with stone storage shed and mature trees.

The back of the house is the jewel in the crown of this property! As you walk around the house you pass a fantastic Shepherds Hut - ideal for extra overnight guests or as a bit of quiet space for relaxing. This leads around to a secured gravelled patio area with timber decking to the side.

The land then opens up to just under one acre of a registered small holding; with numerous animal runs, stables, storage sheds and even a polytunnel. This property really does offer the opportunity to practically live off the land if you so wish!

SERVICES

Air source heat pump; photovoltaic panels providing electricity and feedback to the grid; private water supply shared with neighbouring property from natural spring/borehole with UV filtration; drainage to septic tank with exemption certificate in place.

Superfast broadband installed.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

The property has been recently renovated to provide fully insulated external walls; photovoltaic panels; air source heating and insulated loft.

DIRECTIONS

What3words location: ///decorator.iterative.crusaders

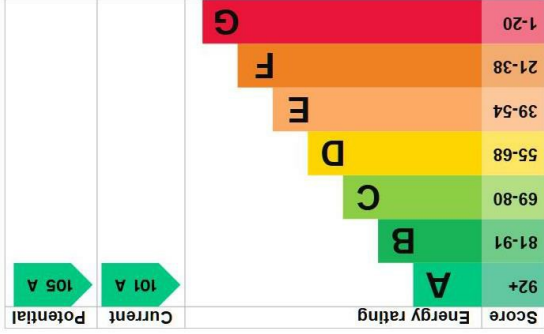






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



Floor Plan Awaited