



Pen Yr Odyn , Gwbert, SA43 1PR

£355,000

A Three Bedroom Detached Bungalow enjoying far reaching Sea Views situated within the favoured hamlet of Gwbert. The property is part woolaway construction and part standard construction as it has been extend over recent years to provide spacious and well presented accommodation which briefly comprises: Conservatory, Hall, Living Room with Sea Views, Kitchen, Utility Room, Master Bedroom with Ensuite, Two Further Bedrooms and a Family Bathroom. To the first floor there is an Attic Room an ideal office space. Externally, the property has Parking to the front and an additional area to the side, which would be ideal for caravan or boat storage, to the rear there is an extensive elevated deck to take advantage of the views.

Upvc double glazed door opens to:-

Conservatory



Tiled flooring, radiator, double glazed windows, polycarbonate roof, door opening to:-

Hall



Radiator, stairs rising off, under stairs storage cupboard, wood effect flooring, cupboard housing hot water cylinder, door to:-

Living Room



Large Upvc picture window and sliding patio doors with far reaching sea views and out along Cardigan Bay and the countryside beyond, 2 radiators, log burner on slate hearth, wood effect flooring, glazed double doors to:-

Kitchen



Having a range of wall and base units with complimentary work surface over, 1.5 bowl stainless steel sink unit with drainer and mixer tap, void and plumbing for dishwasher, space for electric cooker, recess spotlights, Rayburn which

is oil-fired, radiator, wood effect flooring, coved ceiling, door opening to:-

Inner Hall

Doors off to:-

Utility



Having a range of wall and base units, void and plumbing for washing machine, stainless steel sink unit, Grant oil fired boiler, Upvc double glazed window and door to the front.

Returning to the Inner Hall, door opens to:-

Master Bedroom



Radiator, wood effect flooring, Upvc double glazed door and large window opening to the decking area, also enjoying sea views, door to:-

Ensuite



Double shower enclosure with sliding door, mains fed shower, vanity unit with hand wash basin and storage below, low flush WC, tiled flooring and walls, mirror light with shaver socket.

Returning to the main Hallway, doors lead off to:-

Bedroom Two



Upvc double glazed door with matching side window, opening onto the decking area, enjoying far reaching sea views, Upvc double glazed window to the side, wood effect flooring, radiator.

Bedroom Three



Upvc double glazed windows to the front elevation, radiator, wood effect flooring.

Bathroom



"P" shaped bath with curved screen and shower over, low flush WC, vanity unit with hand wash basin and storage below, radiator, tiled walls and flooring, Upvc double glazed window to the side.

FIRST FLOOR

Turned staircase leads to :-

Loft Room



Large Velux window to the rear enjoying sea views, wood effect flooring, eaves storage, exposed beams, recess spotlights.

Externally



To the front - tarmac driveway providing ample off-road parking for several vehicles, oil storage tank, outside tap, wooden log store, five-bar wooden gate to the side leading to a further tarmac area, ideal for caravan or boat storage, which, in turn leads onto a large raised decked area, an ideal area for alfresco dining, or to enjoy the many sunsets over the bay.

Services, etc.

Services - Mains electricity and water. Private Drainage. Oil-fired central heating.

Local Authority - Ceredigion County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///grief.nobody.sleep

Please note the property is part Woolaway construction which is classed as non standard construction and some mortgage lenders may not consider the property suitable for mortgage lending.

Floor Plan



Floor 0

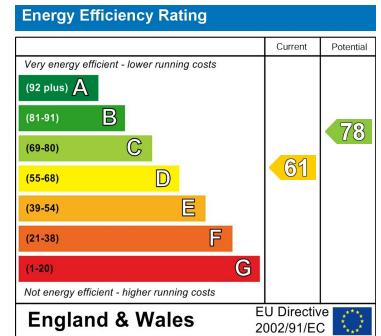


Floor 1

Area Map



Energy Efficiency Graph



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