



Maesteg , Plwmp, SA44 6HE

£200,000

A refurbishment or redevelopment opportunity with a plot extending to around 0.32 acre or thereabouts with a Woolaway Bungalow which requires refurbishment or replacement, subject to consent. The current accommodation comprises: Entrance Hall, Living Room, Kitchen/Diner, Three Bedrooms and a Bathroom. The property benefits being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog, Cwmtedu and New Quay, which offers beautiful coastal walks and village amenities such as shops and cafes.

### **The Plot**

Overall extending to around 0.32 acres and we are informed via the vendors that the land will be cleared of the static caravan, scrap and debris prior to completion, which will leave a level site, ideal for redevelopment subject to consent. The bungalow itself does require improvement should a buyer wish to do so. With accommodation comprising:

Upvc double glazed door to:-

### **Hall**

Doors to:-

### **Living Room**

Upvc double glazed window to the front, wood effect panelled walls, fireplace, doors to:-

### **Dining Room/Bedroom**

Wood effect panelling, Upvc double glazed window, built-in wardrobes.

### **Kitchen**

Range of wall and base units, sink, void and plumbing for washing machine, dual aspect windows, door to:-

### **Rear Porch**

Door to rear.

Returning to the hall, doors lead to:-

### **Bedroom**

Upvc double glazed window to the side, wood effect panelling.

### **Bedroom**

Window to the rear, loft access.

### **Services, et.**

Services - Mains water, electric and drainage. Electric heaters.

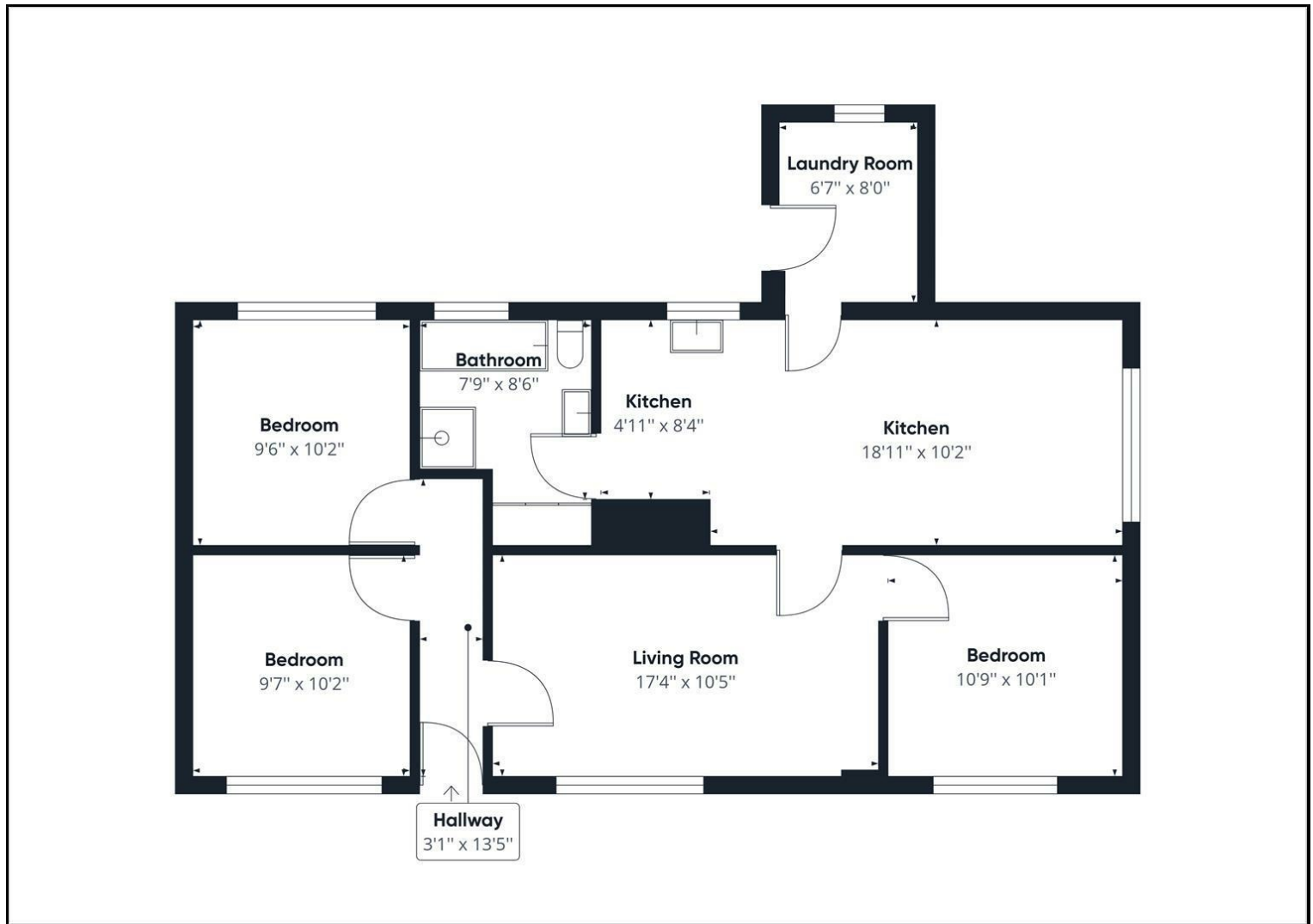
Local Authority - Ceredigion County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

what3words:- ///wired.truly.pencils

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>4</b>	<b>32</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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