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### **Crud yr Awel Pennant, Llanon, SY23 5PB**

**Offers Over £370,000**

A deceptively spacious and recently extended four bedroom bungalow with additional Annexe accommodation comprising of one further bedroom, kitchen and bathroom. Located in the village of Pennant. This Freehold property offers family sized living accommodation. Ideally located enjoying a rural location just 4 miles from the Cardigan Coast line. The property sits in a large plot with ample off-road parking for 6 vehicles. This detached bungalow is very versatile with a studio/workshop within its grounds along with a good sized kitchen/diner, utility room and large living room with views over the surrounding countryside

## Location



Within driving distance of the beautiful harbour town of Aberaeron being just 4 miles and the University town of Aberystwyth within 15 Miles. This property has good access to a range of local amenities. Located in the neighbouring village of Cross Inn there is a Public House, Convenience Store and a Children's Creche.

## Description

Crud Yr Awel was constructed 35 years ago of cavity wall construction with insulated timber frame and an outer skin of rendered concrete block, a more recent extension of concrete block cavity wall along with a pitched roof which is laid with concrete interlocking tiles. The property benefits from UPVC double glazing. This Freehold property offers family sized living accommodation which can be suited to all age groups. With its adaptability the property would suit both busy family life or someone looking for a retreat to retire. Ideally located enjoying a rural location just 4 miles from the Cardigan Coast line. The property sits in a good sized plot with ample off-road parking for 6 vehicles. This detached bungalow is very versatile with an annexe and studio/workshop within its grounds along with a good sized kitchen/diner, utility room and large living room with views over the surrounding countryside

This well presented 4 bedroom bungalow comprises more particularly the following -

### Front Entrance Hallway

11x5 (3.35mx1.52m)

leading to -

## WC



with wash hand basin

### Large Living Room

21'8x15'9 (6.60mx4.80m)



With wood effect tiled flooring complete with under floor heating and patio doors overlooking onto the private garden and neighbouring fields.

### Family Sized Kitchen

16x13 (4.88mx3.96m)

Comprising of modern fitted shaker style kitchen units completed with a modern black countertop.

**Utility Room**  
10x9'2 (3.05mx2.79m)



Housing the oil central heating boiler, base and wall units incorporating stainless steel sink, plumbing and space for washing machine and tumble dryer, door to leanto.

**Master Bedroom 1**  
12x11 (3.66mx3.35m)



Complete with walk-in wardrobe. 1 radiator.

**Modern Ensuite Bathroom**  
7'10x5'7 (2.39mx1.70m)



**Bedroom 2**  
11x8'9 (3.35mx2.67m)



**Bedroom 3**  
10'3x7'5 (3.12mx2.26m)



**Office/ Bedroom 4**  
8'5x7 (2.57mx2.13m)

**Shower Room**  
7'10" x 7'4" (2.39m x 2.26m)



With shower cubicle, wash hand basin and toilet

**Annexe/ Bedroom 5**



Open plan separate living accommodation comprising kitchen area, bedroom area and ensuite Bathroom

**Annexe Kitchen**



**Externally**



Set within a generous plot. To the front of the property there is off road parking for 6 vehicles complete with a lawned garden and a variety of shrubs and plants and a low maintenance PVC cladded outbuilding that is currently used as an Annexe.

**Front Lawned Garden**



**Studio/Workshop**



To the rear of the property there is a private garden area with a range of raised planters along with a patio area and studio/workshop with power connected.

**Services**

We are informed that the property benefits from Mains Water, Mains Drainage and Oil Central Heating.

## The View



The property benefits from countryside views.

### Council Tax

Council Tax Band = E    Amount Payable: £2571

<http://www.mycounciltax.org.uk>



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 82        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

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Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

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