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Clouds Hill Coed Y Bryn, Llandysul, SA44 5LH

Asking Price £287,750

An attractive and spacious 3 bedroomed bungalow pleasantly situated within the popular hamlet of Coed Y Bryn, Llandysul, enjoying a delightful semi-rural setting with open fields adjoining the rear. The property offers well-proportioned accommodation, including a generous open-plan kitchen/dining area, ideal for modern family living. Externally, the bungalow benefits from low-maintenance gardens and grounds, a tarmacadam driveway providing ample off-road parking and an integral garage. An excellent opportunity to acquire a comfortable and versatile home in a sought-after countryside location.

** NO ONWARD CHAIN **

Location

Attractively positioned in semi rural surrounding in the popular hamlet of Coed y Bryn nestling in the Teifi valley with far reaching countryside views, convenient to the popular towns of Newcastle Emlyn and Llandysul and being within a 15 minute drive from the Ceredigion Heritage Coastline with its several popular sandy beaches in close proximity including Llangrannog, Aberporth, New Quay etc.

Description



A spacious 3 bedroomed bungalow in a pleasant location that has been well maintained & provides easy low maintenance living, ideal as a retirement / family property. The property benefits from oil fired central heating, uPVC double glazing & affords more particularly the following -

Front Entrance Door to -

Entrance Hallway

with doors to -

Living Room

16'4" x 13' (4.98m x 3.96m)



A spacious front living room with pleasant views through picture window to the front & fireplace with electric fire.

Kitchen / Diner

17'8 x 12'6" (5.38m x 3.81m)



The property enjoys a spacious kitchen / diner that is part tiled with a 'Rangemaster' cooker with electric oven & gas hob with extractor hood over, 1 1/2 drainer sink, integrated dishwasher, integrated fridge / freezer, spotlights & french doors out to the grounds at the rear of the property. Door to -

Utility Room

9'7" x 8'1" (2.92m x 2.46m)



with 'Worcester' oil combi boiler, single drainer sink, plumbing for automatic washing machine, space for tumble dryer, door to rear grounds & garage

Integral Garage
17'5" x 9'8" (5.31m x 2.95m)



with up & over door, access to boarded loft with drop down ladder, base unit

Inner Hallway

Linen Cupboard
with shelving

Principle Bedroom
14'4" x 11'1" (4.37m x 3.38m)



with pleasant views over open countryside fields to the rear, often with sheep grazing.

En-Suite



being part tiled with electric shower, toiletries cabinet, shaver point & wash basin with base cupboard

Bedroom 2
10'6" x 9'8" (3.20m x 2.95m)



with far reaching countryside views

Bedroom 3
11' x 10'6" (3.35m x 3.20m)



with far reaching countryside views

Bathroom



A spacious family sized bathroom being part tiled with bath & shower over, pedestal wash hand basin, WC, towel rails & extractor fan.

Externally



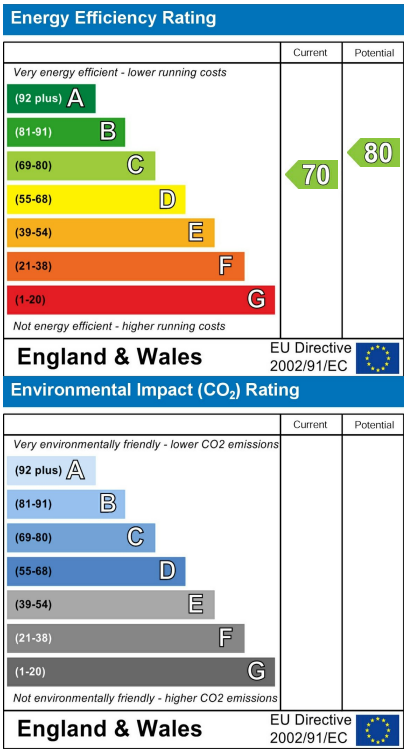
Externally, the property enjoys an elevated aspect, benefiting from pleasant views to both the front and rear. A tarmacadam driveway provides ample off-road parking, whilst the surrounding gardens and grounds have been thoughtfully arranged for ease of maintenance. To the rear, gravelled areas, artificial turf and a variety of established trees & shrubs create an attractive yet practical outdoor space, ideal for those seeking a low-maintenance lifestyle.

Services
We are informed that the property benefits from mains water & electricity, private drainage. Oil fired C/H.

Directions
From the A486 roadway at Synod Inn turn towards Llandysul, continue through Ffostrasol, turning left after the pub on to the B4571 Newcastle Emlyn road, proceed on this road until reaching the cross roads at Penrhiwpal by a bus deport turning left, continue into the hamlet of Coed Y Bryn and the property can be found on the left hand side as identified by the agents For Sale board before the centre of the village.

What3Words: blinking.inversion.bath





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