



Rhydmel, Ffostrasol – SA44 4SY

£425,000 Freehold

An attractive and well-presented detached bungalow offering spacious and versatile accommodation, ideal as a family home or retirement property. Constructed in traditional style and benefiting from oil-fired central heating and uPVC double glazing throughout, the property occupies a generous level plot with extensive surrounding grounds, ample parking and a detached garage/workshop.

The accommodation is well laid out and briefly comprises an inviting entrance hall with oak flooring leading through to a spacious open-plan kitchen/dining room fitted with a range of wall and base units incorporating an electric cooker and hob with extractor hood over, integrated dishwasher and space for further appliances. A useful utility room provides additional storage and appliance space.

Council Tax band: TBD Tenure: Freehold



Description continued

There are three ground floor bedrooms, all benefiting from oak flooring and built-in wardrobe space, together with a shower room fitted with WC, pedestal wash hand basin and power shower. To the first floor are two further bedrooms enjoying distant countryside views, skylights and useful eaves storage, along with a recently renovated shower room featuring vanity unit, heated towel rail and modern fittings.

Location

The property enjoys a convenient position within the village of Ffostrasol, benefiting from local amenities including a village shop and public house, both within easy walking distance. The nearby market towns of Newcastle Emlyn and Llandysul offer a comprehensive range of everyday facilities, including schools, healthcare services, independent shops and eateries. The beautiful Ceredigion coastline is also within easy reach, with the popular coastal destinations of New Quay and the attractive Georgian harbour town of Aberaeron approximately 30 minutes away by car.



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Front Entrance Door to:-

Hall

Oak flooring.

Kitchen/Diner

A spacious open-plan kitchen/dining area fitted with a range of wall and base units incorporating an electric cooker and hob with extractor hood over, single drainer sink unit, space for a fridge freezer and integrated dishwasher. Finished with wood effect flooring throughout, the room enjoys excellent natural light from dual aspect windows overlooking the garden, together with patio doors opening onto the rear garden area.

Utility Room

Tiled flooring, plumbing for washing machine, space for tumble dryer.

Inner Hallway

Oak flooring.





Bedroom One

At the front with oak flooring, built-in wardrobe space, picture window.

Bedroom Two

At the rear, oak flooring, built-in wardrobe.

Bedroom Three

At the front, oak flooring, built-in wardrobe.

Shower Room

Shower cubicle with power shower, WC, pedestal hand wash basin.

FIRST FLOOR

Landing

Skylight and distant countryside views, built-in wardrobes, eaves storage, laminate flooring.

Bedroom Four

Benefiting from a skylight enjoying distant countryside views, this room also features built-in wardrobes, useful eaves storage and laminate flooring throughout.

Bedroom Five

Skylight and distant countryside views, laminate flooring.

Shower Room

Recently renovated. Hand wash basin with vanity unit, WC, heated towel rail, laminate flooring, tiled walls, cupboard with shaver point, skylight.





Detached Garage/Workshop

An ideal studio or garage/workshop with slate roof, electric up-and-over door, worksurfaces, electric connected, access to loft space.

Utilities and Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Private Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band tbc What3Words: [///snitch.comically.builds](http://snitch.comically.builds)

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.8mbps upload and 7mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE Good outdoor, variable indoor Three Good outdoor and indoor O2 Good outdoor Vodafone. Good outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

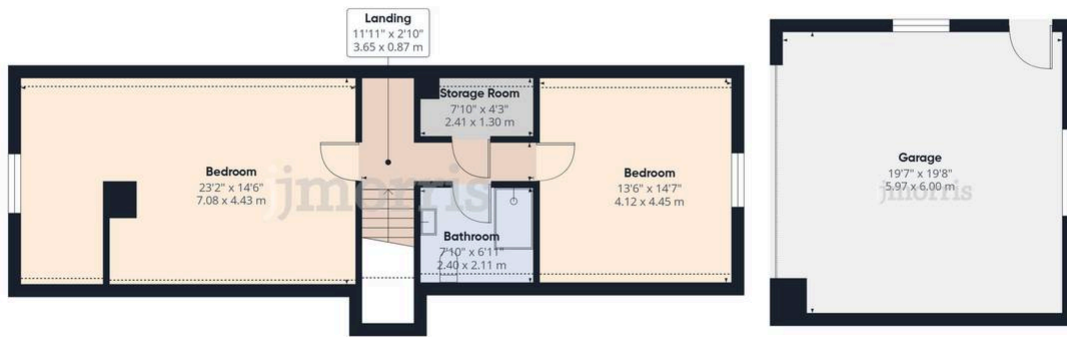


GARDEN

The property occupies a generous plot with gravelled grounds to the front leading to a raised lawned garden area, complemented by a walled frontage and double gated entrance. Ample parking and turning space is available for several vehicles. To the rear, the property enjoys further enclosed grounds laid mainly to lawn, bordered by fencing and mature hedging to provide a good degree of privacy, creating an ideal space for family enjoyment and outdoor entertaining.



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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