

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Ceredigion County Council

ref:LW/AMS/09/24/OK/AMS

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



The Retreat Llanarth, Ceredigion, SA47 0NJ

- Semi-Rural Detached Bungalow
- Four Bedrooms
- Ample Off-Road Parking
- South Facing Decked Area
- Oil Central Heating & Solar Panels
- Wonderful Garden Approx 0.5 Acres
- Countryside Views
- Detached Garage/Workshop
- Approx. 3 Miles To New Quay
- EPC Rating: B

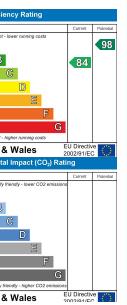
Offers Over £325,000

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The Agent that goes the Extra Mile





We are pleased to present this four bedroom detached bungalow situated in the village of Llanarth which is just 3.2 miles to the popular coastal town of New Quay and its beautiful sandy beaches and coastal amenities. The property benefits from wonderful country views, four bedrooms, an open-plan living, dining and kitchen area, and a wrap around garden, sitting within approx 0.5 of an acre. Ideal for a family looking to lead a more self-sufficient, semi-rural lifestyle or who are already keen gardeners!

Internally you enter the property via a useful porch straight into the kitchen area which is partially open planned with the dining and living room. The kitchen has matching wall and base units which are made out of softwood and are bespoke made by the owner. The living area is bright and airy, with aluminium bi-fold doors extending the space into the outdoors and on to the sunny south facing decked area which enjoys far reaching country views. Back inside, the living room has a woodburner and there is sun room entered via a door overlooking the garden to the side of the house. There are four bedrooms, three of which are doubles and one is currently used as a study. The family bathroom has a P-shaped bath with electric shower and there is a further W/C which has a stainless sink and is used as a handy utility room.

Externally the house is set within an approx 0.5 acre informal mature garden split into various areas of interest with a pretty small stream running through its' centre. This is a haven for wildlife and there are various mature trees, a small wooded area, mature shrubs, fruit trees and a place perfect for raised beds. There is a gravelled parking area to the front of the house and a detached garage with integral workshop area, to the far corner of the garden there is a gravelled area with separate gated access from the road - ideal for additional parking.

Viewing highly recommended to see all this property has to offer!

Llanarth is a small village about 4.3 miles south of Aberaeron, 3.2 miles west of New Quay that straddles the A487. The village boasts a variety of amenities. Nearby New Quay has further amenities such as beautiful sandy beaches, many shops, public houses, restaurants, chip shops, cafes, primary school, doctors surgery, chemist and more while Aberaeron, just up the main A487 has further shops, public houses, mini markets, cafes, restaurants. The university town of Aberystwyth with its larger supermarkets and shops lies 20.5 miles north along the A487, and the market town of Cardigan is 18.4 miles south.

DIRECTIONS

From Cardigan head north on the A484 for 18 miles towards the village of Llanarth, as you enter the village just after the Texaco Garage on your left there is a cross roads, take the left turn sign posted New Quay B4342. Head on this road for a short distance and take the second right where the old school is, continue up this road to the top where the road sweeps left opposite St Davids Church, continue a short distance and the entrance to the house will be found on your left with the name of the house. What Three Words = //corrupted.giggled.tempting



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.