



Cildaudy Bungalow offers over £365,000

- Detached 4 Bedroom Dormer Bungalow
- Off Street Parking For Up To Four Cars
- Home Office/Additional Reception Room
- Council Tax Band D
- Walk in Wardrobe to Master Bedroom
- EPC Rating: C



 4  2  1



About the property

Situated in the sought-after location of Coytrahen, this spacious four-bedroom detached dormer bungalow offers flexible accommodation along with excellent outdoor space and privacy.

The property benefits from car parking on the drive for two vehicles at the front of the property and further two vehicles outside the property (Layby Owned by Bungalow). The accommodation briefly comprises an inner hallway, kitchen, spacious living room, downstairs bathroom with overhead shower, and four bedrooms in total. Additionally, a versatile garage conversion which could be utilised as an office/reception room/summer room. To the first floor are two further good-sized bedrooms, the main bedroom has panoramic views over the Rural Village and Coytrahen House. Along with an additional Large Family Bathroom, Walk In Shower with Over Head Rain Shower, a potential Nursery/ walk in wardrobe offering ideal flexibility for family living or guest accommodation.

Externally, beautiful gardens wrapping around the property with a South Facing aspect to the rear. Barbecue area and Gazebo which is to remain including majority of various outside buildings sheds. Summer House 12'*8ft Carpeted and cosy for entertainment. Property has mature shrubs, plants and climbing roses with an arch into the Secret Garden, an abundance of mature Wisteria and Honeysuckle. The field behind the gate (around an acre can be rented for around £50.00 per year) has a gentle slope down to a natural mountain stream.





Accommodation

Hall

Lounge - 18' 4" x 15' 1" (5.59m x 4.60m)

Kitchen - 11' 10" x 8' 6" (3.61m x 2.59m)

Office - 18' 1" x 9' 2" (5.51m x 2.79m)

Bathroom

Bedroom Two - 14' 9" x 11' 10" (4.50m x 3.61m)

Bedroom Three - 12' 6" x 12' 2" (3.81m x 3.71m)

First Floor

Landing

Bedroom One - 16' 5" x 11' 2" (5.00m x 3.40m)

Wardrobe - 11' 2" x 7' 3" (3.40m x 2.21m)

Ensuite

Bedroom Four - 12' 2" x 10' 2" (3.71m x 3.10m)

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor



First Floor

Total floor area 162.1 m² (1,745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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