



Golwg Y Bryn , Betws Ifan, SA38 9QL

£339,950

An executive style detached house, situated in the favoured residential village of Betws Ifan, a short distance from Newcastle Emlyn and Cardigan.

The property has been designed well to provide spacious family accommodation, which briefly comprises: Entrance Hall, Cloakroom/W.C. Living Room, Study, Kitchen / Dining/ Family Room and a Utility Room. The first floor boasts a Spacious Landing, Master Bedroom with En-suite Shower Room, Three Further Double Bedrooms and a Modern Fitted Bathroom. Externally, the property has a good sized driveway to the front and side, which leads to the Detached Garage. Gardens will be found to the front and rear, with a pleasant open aspect beyond the rear garden.

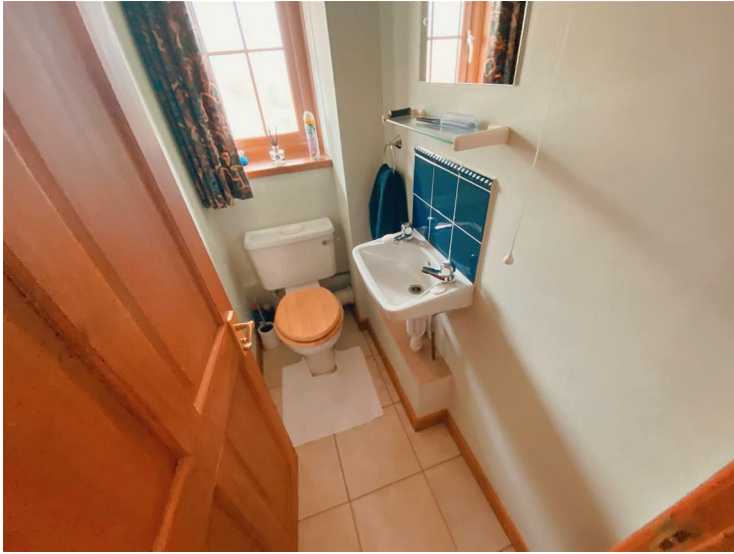
Upvc Double Glazed Door to:-

Hall



Ceramic tiled floor, stairs rising off, radiator, coved ceiling.

Cloakroom/WC



Low flush WC, wall mounted basin, tiled splashback, Upvc double glazed window, ceramic tiled floor.

Study 13'4" x 6'2" (4.06m x 1.88m)



Upvc double glazed window to the front, radiator, coved ceiling, double 'French' doors to living room.

Living Room 17'2" x 13'4" (5.23m x 4.06m)



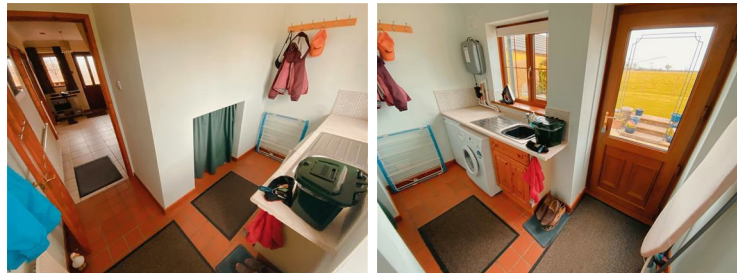
Upvc sliding patio doors opening to the rear garden, feature exposed brick fireplace with wood burner, radiator, wall lights.

Kitchen/Dining Room 23'9" x 13'4" (7.24m x 4.06m)



Having a range of wall and base units with work top surfaces, 1.5 bowl sink, electric oven, 4 ring gas hob with extractor fan over, void and plumbing for dishwasher, space for fridge and freezer, Upvc double glazed window to the front, radiator, uPVC sliding patio doors opening to rear garden and patio area.

Utility Room 10'2" max x 8'4" (3.10m max x 2.54m)



"Grant" oil fired boiler, void and plumbing for washing machine, stainless steel sink unit, base cabinets, Upvc double glazed window, quarry tiled floor, under stair storage, Upvc double glazed door, radiator.

FIRST FLOOR

Turned staircase leads to:-

Landing



Loft access, airing cupboard with slatted shelving and hanging rail. Doors to:

Master Bedroom 13'5" x 12'9" (4.09m x 3.89m)



Fitted mirrored sliding door wardrobes, Upvc double glazed window to the rear with countryside views, radiator, door to:-

Ensuite 10' x 4'8" (3.05m x 1.42m)



Low flush WC, pedestal hand wash basin, double width shower, heated towel rail. Fully tiled walls, uPVC frosted double glazed window.

Bedroom 2 13'4" x 11'10" (4.06m x 3.61m)



Upvc double glazed window, radiator.

Bedroom 3 13'4" x 11'5" (4.06m x 3.48m)



Upvc double glazed window to the rear with views of the countryside, radiator.

Bedroom 4 11'3" x 10'5" + wardrobe (3.43m x 3.18m + wardrobe)



Upvc double glazed window, radiator, fitted wardrobes.

Bathroom 10' x 5'11" (3.05m x 1.80m)



Modern fitted suite comprising 'L' shaped bath with fitted screen and shower over, low flush w.c. With concealed cistern and matching vanity unit with sink over, heated towel rail, tiled walls and flooring. UPVC double glazed window to the front elevation.

EXTERNALLY

To The Front

The front of the property is approached via a tarmac driveway, providing 'off road' parking and a turning area for several vehicles with an adjoining lawned garden with decorative gravelled borders and mature shrubs and bushes.

A wooden gate to the side opens to a further tarmac parking area, ideal for a caravan or boat storage.

Garage 16'9" x 11'2" (5.11m x 3.40m)

Up-and-over door, light and power.

To The Rear



The rear gardens boasts a good sized patio area, which has patio doors from both the living room and dining room.

The garden beyond is predominately laid to lawn with flower and shrub borders, the garden enjoys a pleasant open aspect to the rear, enjoying far reaching views. The recently fitted oil tank is neatly concealed behind the garage.

Services, etc.

Services - Mains water and electric. Septic tank drainage. Oil fired central heating system, we are informed that both the boiler and oil tank were replaced approximately two years ago.

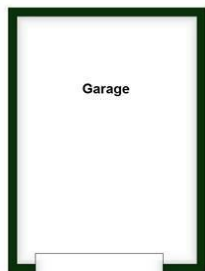
Local Authority - Ceredigion County Council

Property Classification - Band F

Tenure - Freehold and available with vacant possession upon completion.

Floor Plan

Ground Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	77
EU Directive 2002/91/EC			

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