



Llwynon , Cribyn, SA48 7NB

**£229,950**

We are pleased to offer this Detached Bungalow with Three Ground Floor Bedrooms , Two Loft Rooms, Garage and Workshop with Spacious Gardens.

The property benefits from a spacious living/dining room, kitchen, 3 double bedrooms and a modern bathroom. To the first floor there are two good sized loft rooms. Externally a detached garage and workshop.

## Situation

Well positioned in the rural Community of Cribyn, only some 4 miles from the University and Market Town of Lampeter, 8 miles distant of the Georgian Harbour and Market Town of Aberaeron, on the Ceredigion Heritage Coastline, and within easy travelling distance of the larger Towns of Aberystwyth to the North and Carmarthen to the South.

Upvc entrance door opens to:

## Living/Dining Room 15'2" x 15'2" (4.62m x 4.62m)



Open fireplace with multifuel stove on a tiled hearth, radiator. uPVC double glazed window to the front.

## Kitchen/Breakfast Room 15'1" x 8'10" (4.60m x 2.69m)



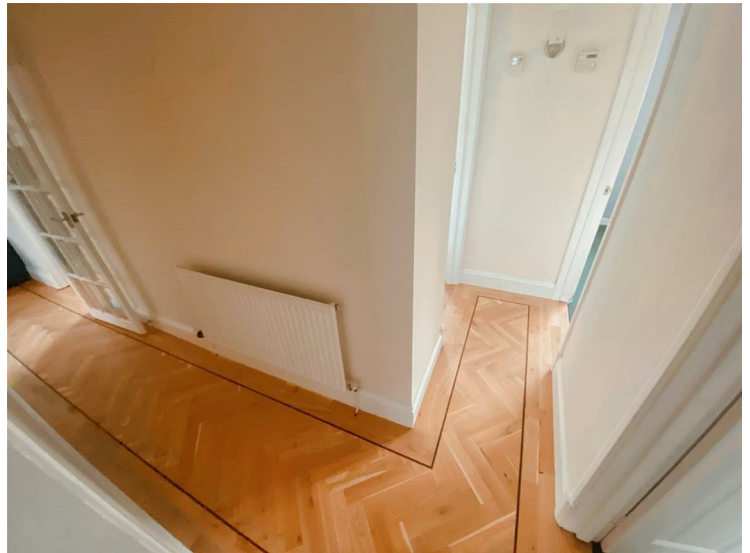
Having a range of base and wall units with worktop surfaces, single drainer sink unit, plumbing for automatic washing machine, electric oven with 4 ring hob, Worcester oil fired central heating boiler, pantry cupboard, radiator. uPVC double glazed window to the rear.

## Rear Entrance Hall



Upvc Entrance Door.

## Inner Hall



Feature wood flooring, radiator.

## Front Bedroom 1 11'7" x 10'5" (3.53m x 3.18m)



uPVC double glazed window to the front, Radiator.

## Front Bedroom 2 15'1" x 10'10" (4.60m x 3.30m)



With radiator, uPVC double glazed window to the front.

### Rear Bedroom 3 11'2" x 9' (3.40m x 2.74m)



With built-in wardrobe, radiator. uPVC double glazed window to the rear.

### Bathroom



Paneled bath with electric shower over, pedestal hand wash basin, low level WC, fully tiled walls and floor, extractor fan, radiator. uPVC double glazed window to the rear.

### FIRST FLOOR

#### Landing



Velux window, spotlights, eaves storage.

### Loft Room 1 12'10" x 10'11" (3.91m x 3.33m)



2 Velux windows, spotlights, recess shelving, eaves storage.

### Loft Room 2 12'10" x 11' (3.91m x 3.35m)



2 Velux windows, spotlights, recessed shelving, eaves storage.

### OUTSIDE

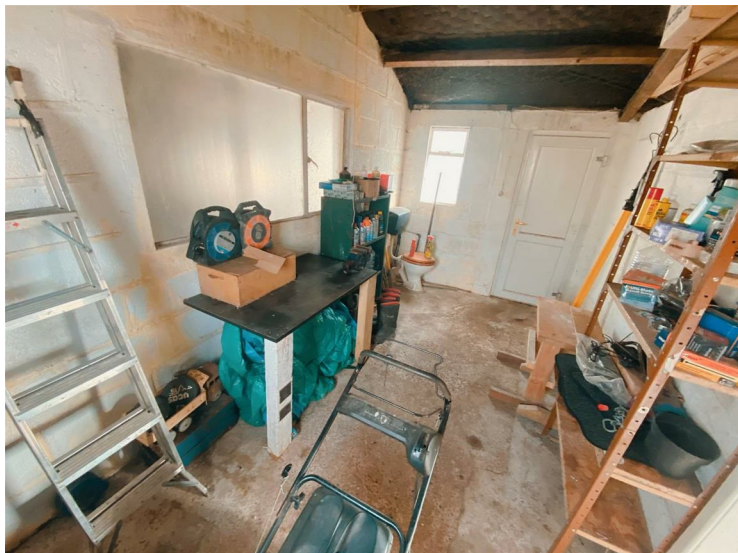


### Detached Garage 15'3" x 13'8" (4.65m x 4.17m)



Electric up-and-over door, electricity connected, inspection pit.

### Workshop 15'3" x 7'8" (4.65m x 2.34m)



Electricity connected, low level WC.

### Dog Kennel 15'3" x 7' (4.65m x 2.13m)



Electricity connected, outside tap.

### Garden



Front walled forecourt, side gated entrance with galvanised gates and tarmac driveway. Lawned garden to the side.

### Services, etc.

Services - Mains electricity, water and drainage. Oil central heating.

Local Authority - Ceredigion County Council

Property Classification - Band D

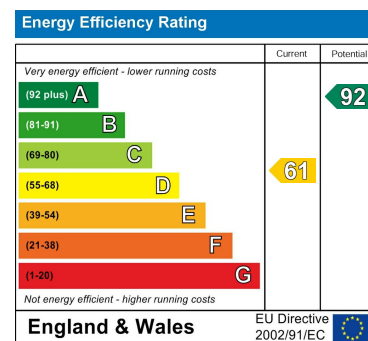
Tenure - Freehold and available with vacant possession upon completion.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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