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Eryl , Beulah, SA38 9QF

£299,950

We are delighted to offer this 3/4 Bedroom Dormer Bungalow which would benefit from a programme of improvement. The accommodation is set over two floors and briefly comprises: Entrance Hall, Living Room, Study, Sitting Room, Kitchen, Utility Kitchen, Three Ground Floor Bedrooms, Bathroom and Wet Room. The first floor offers a Further Bedroom and a Nursery Bedroom/Dressing Room or possible en suite facilities. Externally, the property sits within some 0.36 Acres of grounds which includes a large laid to lawn and lower amenity area which provides for 2 double garages and extended yard area.

Description

A detached dormer bungalow constructed c.1953, and subsequent extensions, of cavity walling with rendered elevations and now having replacement uPVC sealed glazing under a tile roof.

Canopy Porch

Tiled Floor, uPVC door to:-

Hall



Stairs rising off, radiator, under stairs cupboard, doors to:-

Living Room 12'8" x 12'9" max (3.88 x 3.89 max)



uPVC double glazed bay window, parquet wooden floor, gas fire, opening to:-

Study/Office 11'1" x 6'11" (3.39 x 2.13)

uPVC double glazed window to the side, radiator, door to:-

Side Porch

uPVC door to front, door to:-

WC

Low flush WC, basin, half tiled walls uPVC double glazed window.

Ground Floor Bedroom 8'11" x 8'4" (2.73 x 2.56)



uPVC window to the side with views, radiator, built-in wardrobe.

Returning to the main hall, door lead to:-

Bedroom 13'11" x 12'8" max (4.26 x 3.87 max)

uPVC double glazed bay window, parquet wood flooring, built-in recess cupboard.

Bedroom 11'6" x 10'11" (3.53 x 3.34)



uPVC double glazed window to side enjoying far reaching countryside views, range of fitted furniture, radiator.

Bathroom



Four piece suite comprising "Jacuzzi" bath, corner shower enclosure with electric shower, low flush WC, pedestal hand wash basin, tiled walls, "porthole" window.

Sitting Room 17'1" x 10'11" (5.23 x 3.35)



Sliding patio doors to the side, radiator, picture rail, LP gas fire.

Kitchen/Diner 20'4" x 15'2" overall (6.21 x 4.63 overall)



Fitted with a range of wall and base units, worktop surfaces, space for fridge freezer, tiled floor, arch to dining room.

Also fitted with base units, tiled flooring and uPVC windows to the rear, radiator.

Utility 11'6" x 12'1" (3.53 x 3.70)



Outside

Boiler house with Grant oil central heating boiler, domestic garden and lawn with shrubs, etc. Parking in driveway, accessed from minor side road.

2 Garages.

Services, etc.

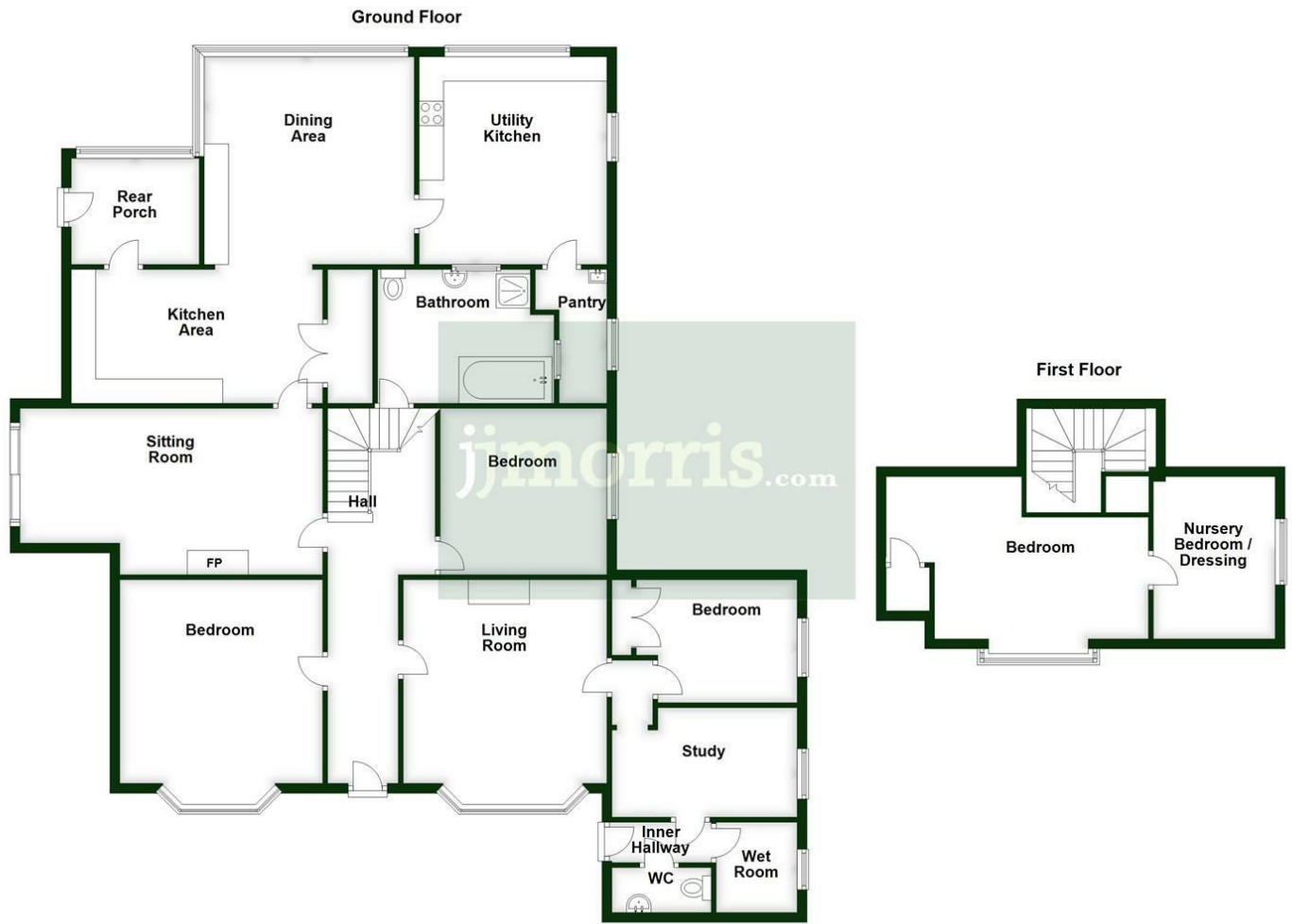
Services - Mains water and electricity, shared private drainage, oil central heating.

Local Authority - Ceredigion County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

Floor Plan



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 EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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