



## The Smallholding Centre

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2 Bed Semi-Detached

£175,000



## Trem y Foel , Penrhiwllan, Llandysul, SA44 5NN

A very well presented two bedroom semi-detached bungalow located in the popular rural village of Penrhiwllan. The property briefly comprises an entrance hallway, lounge, kitchen / diner, conservatory, shower room and two bedrooms. Externally, the property benefits from a tarmac driveway to one side providing off street parking with a well maintained front garden mainly laid to lawn and a low maintenance rear garden with a countryside outlook. There is also a separate useful large utility room which was previously the garage. A well cared for bungalow which is ready to move straight into, ideal first time buy or retirement property. NO ONWARD CHAIN. Please note: There is a local restriction on this property.

## Key Features

2 Bed Semi Detached Bungalow

Very Well Presented

Conservatory To Rear

Useful Large Utility Room

Walking Distance To Shop

Countryside Views To Rear

Local Covenant Applies

Energy Rating: D



## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door into:

**Hallway** - With frosted UPVC double-glazed window to front, two built-in cupboards, access to loft space, radiator, wood effect flooring.

**Lounge** - 11' 10" x 11' 8" (3.61m x 3.57m) With large UPVC double-glazed window to front, fireplace with flame effect fan heater with back boiler set in marble and timber surround with marble effect hearth, radiator, door through to:

**Kitchen / Diner** - 11' 0" x 10' 8" (3.37m x 3.27m) With UPVC double-glazed window to rear looking into conservatory, a range of wall and base units, stainless steel sink / drainer unit, electric oven with hob, built-in airing cupboard with hot water cylinder, radiator, tiled splashback, tile effect flooring, door into:

**Conservatory** - 11' 5" x 7' 1" (3.48m x 2.16m) With UPVC double-glazed windows to side and rear, UPVC double-glazed double doors to rear, another door to side, polycarbonate roof, tiled flooring.

**Bedroom 1** - 9' 10" x 8' 2" (3.01m x 2.51m) With UPVC double-glazed window to front, built-in storage cupboard, radiator.

**Shower Room** - 7' 8" x 4' 3" (2.37m x 1.3m) With frosted UPVC double-glazed window to rear, large corner shower with glass screen and "Triton" shower over, low level flush WC, vanity unit with wash hand basin, chrome towel rail, fully tiled walls, tile effect flooring.

**Bedroom 2** - 12' 8" x 9' 4" (3.87m x 2.86m) With UPVC double-glazed window to rear enjoying views over garden and countryside, built-in wardrobe with sliding mirrored doors, radiator.

## Exterior

**Externally** - Externally to the front is a well maintained garden which is mainly laid to lawn with a mature shrub boundary with tarmac driveway to the side which provides off street parking and access to the utility building (previously the garage). The rear garden is paved with gravel border, seating area, water butt, outside tap, oil tank, block built outbuilding with UPVC door and lighting connected ideal for storage.

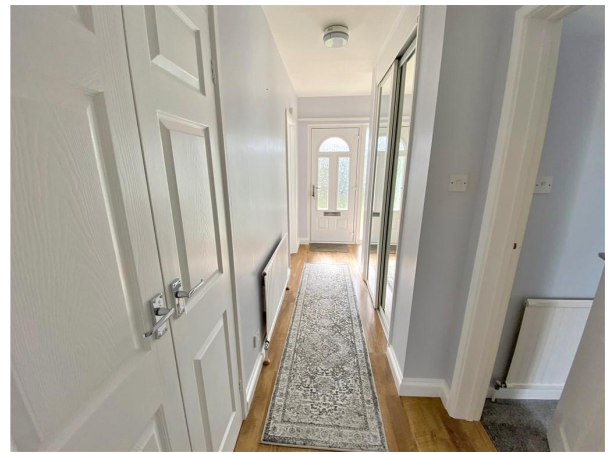
**Utility Room** - 15' 2" x 7' 11" (4.63m x 2.42m) Previously a garage, this is now used as a large utility room with power and lighting. Accessed via a frosted UPVC double-glazed door to front with UPVC double-glazed window to rear, a range of wall and base units, stainless steel sink / drainer unit, wet wall panelling, tile effect laminate flooring.

**Manager's Note** - Please note that there is a local covenant on the property stating that you must get consent from the council in order to purchase. In order to qualify, you must have either lived or worked in the county of Ceredigion for at least 3 years prior to purchase.

**General Information** - Viewings: Strictly by appointment with the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, mains drainage, oil fired central



Hallway



Lounge



Lounge - Another View



Kitchen / Diner

heating via back boiler.

Council Tax: Band A, Carmarthenshire County Council.

**Directions** - From Newcastle Emlyn, take the A475 towards Lampeter, passing through Llandyfriog, Aber-Banc and into Penrhiwllan. As you come into the village you will see a bus stop on your left hand side, take the left turning immediately after this onto the service road and turn left, no.19 is the second to last bungalow on your right, denoted by our For Sale board.

What3words: ///successor.ghosts.herds



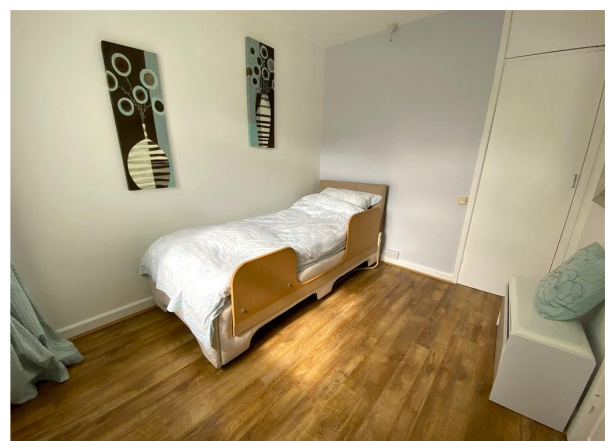
Kitchen / Diner - Another View



Conservatory

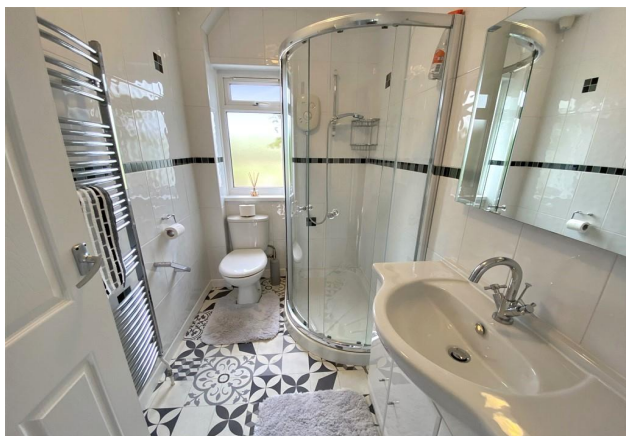


Conservatory - Another View



Bedroom 1

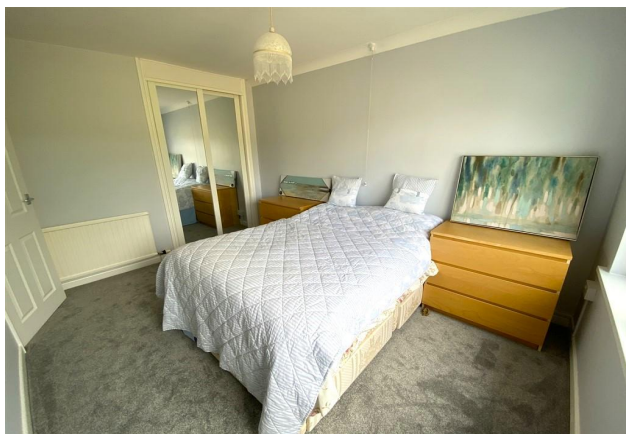




Shower Room



Bedroom 2



Bedroom 2 - Another View



Views To Rear



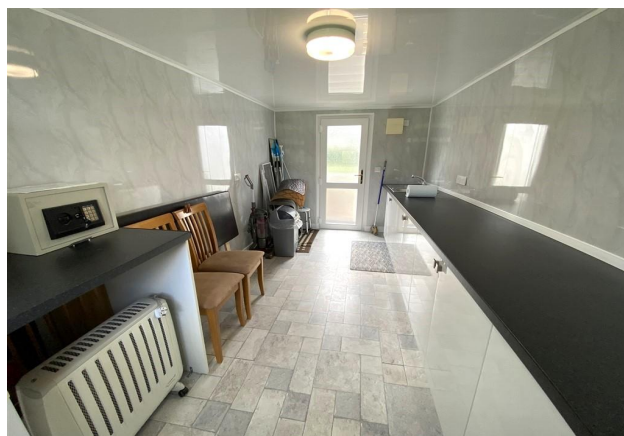
Block Outbuilding



Entrance To Utility Building



Large Utility



Large Utility - Another View

# Floorplans

## Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.

19 Trem Y Foel

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90  B
69-80	C		
55-68	D	66  D	
39-54	E		
21-38	F		
1-20	G		