



## The Smallholding Centre

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## 3 Bed Detached Bungalow

# £375,000



## Carillon, Penrhiwllan Llandysul, SA44 5NT

An immaculately presented 3 bedroom detached bungalow situated on a minor road within the popular village of Penrhiwllan. Internally, the property is spacious, light and airy and enjoys ample living space. There is an open plan kitchen / diner, a large lounge with a multi-fuel stove, a lovely conservatory, family bathroom and 3 double bedrooms, the master boasting an en-suite. The bungalow has underfloor heating throughout. Outside, the property enjoys colourful gardens which are level and mainly laid to lawn and patio and boasts mature shrubs, trees and raised beds. Further benefits include; a utility room, a garage with electric up and over door. There are two roof mounted solar panels to supplement the domestic hot water supply.

## Key Features

Superbly Presented 3 Bed Bungalow

Attached Garage

Short Walk To Local Shop & Pub

Master Ensuite

Well Tended Gardens

Individual Non Estate

Attractive Modern Kitchen/Diner

Energy Rating: C



## Ground Floor

**Accommodation** - Entrance via a double glazed porch door opening to:

**Porch** - 6' 0" x 4' 11" (1.83m x 1.52m) With double glazed windows, tiled flooring, frosted double glazed door to:

**Lounge** - 20' 0" x 18' 6" (6.1m x 5.64m) Engineered wood flooring, double-glazed window to front. There is a multi-fuel log burner with oak beam above, doors lead to bedrooms. There are double sliding doors to:

**Kitchen / Diner** - 23' 5" x 19' 1" (7.14m x 5.84m) The kitchen is fitted with a range of modern wall and base storage units with work surfaces. There is an integrated "Bosch" dishwasher, a double glazed window to rear. The dining area has an engineered wood flooring. The kitchen floor is tiled. There are tiled splashbacks throughout the kitchen and breakfast bar with storage units, single drainer sink unit with a waste disposal unit, "Hotpoint" eye level oven and grill, separate "Indesit" electric induction hob with extractor fan over, door to utility. Double glazed french type doors lead to conservatory.

**Conservatory** - 11' 8" x 7' 10" (3.56m x 2.4m) Double glazed windows enjoying views over the rear garden, tiled flooring. There is a double glazed door leading to the rear garden.

**Utility Room** - 7' 2" x 5' 8" (2.2m x 1.75m) Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, the utility room is fully fitted with a "Samsung" washing machine and there is a "Beko" tumble dryer fitted. There is a double glazed door leading to the rear garden.

**Bedroom 1** - 13' 1" x 9' 10" (4m x 3m) Double glazed window to front, built in wardrobes.

**Bedroom 2** - 16' 4" x 12' 0" (4.98m x 3.68m) Double glazed window to rear, built in wardrobe, door to:

**En-Suite Shower Room** - 8' 3" x 4' 5" (2.54m x 1.35m) Double shower cubicle, wash hand basin, WC, frosted double glazed window to side, tiled flooring, tiled walls, heated towel rail.

**Bedroom 3** - 12' 0" x 8' 9" (3.68m x 2.67m) Double glazed window to front, built in wardrobes.

**Bathroom** - 12' 0" x 8' 9" (3.68m x 2.67m) With frosted double glazed window to side, wash hand basin, WC, heated towel rail, bath with shower over, built in cupboard with shelving, tiled walls and tiled flooring.

**Adjoining Garage** - With up and over electric garage door, power and lighting, pedestrian rear access.

## Exterior

**Externally** - To the front of the property there is a hardstanding driveway providing ample off road parking. Access both sides of the property lead to the rear where there is a good size garden mainly laid to lawn and patio. There is also a further garden area with raised beds and two fruit trees.

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



Lounge



Lounge Another View



Lounge -Another View



Open Plan Kitchen / Diner

Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water and mains drainage, central heating by way of air source heat pump via underfloor heating with thermostats to control heat / temperature in each room. Full fibre connected with possibility of super fast fibre (subject to any provider contracts). Fitted alarm system.

Council Tax: Band E, Ceredigion County Council.

**Directions** - From Newcastle Emlyn, take the A475 towards Lampeter. In the village of Penrhiwllan, take a left hand turn opposite The Daffodil pub and Carillon is approx. 200m along on the left hand side, denoted by our For Sale board.



Kitchen



Kitchen / Diner



Dining Area



Utility Room





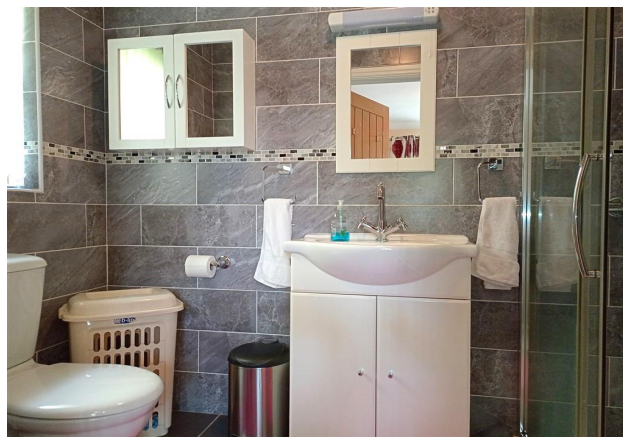
Conservatory



Master Bedroom



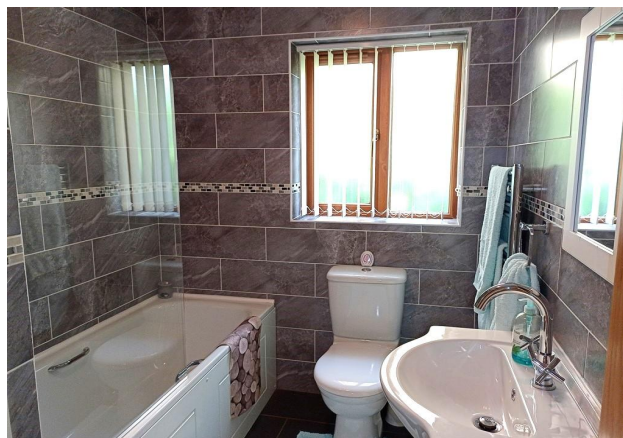
Master Bedroom



En-Suite Shower Room



Bedroom 2



Bathroom



Bedroom 1

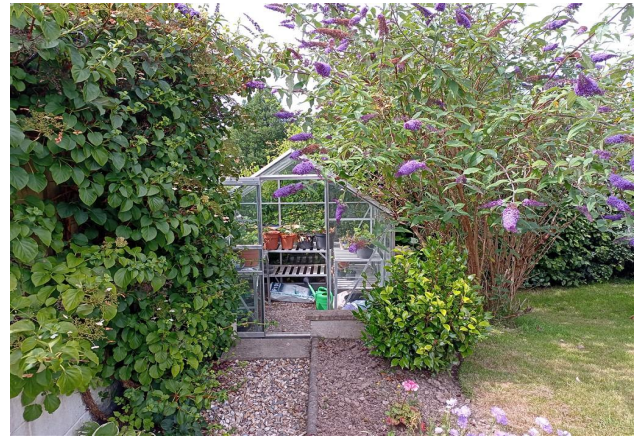


Front Gardens & Driveway





Rear Gardens



Greenhouse



Well Tended Gardens



Extra Piece Of Garden



Rear View



Rear Gardens

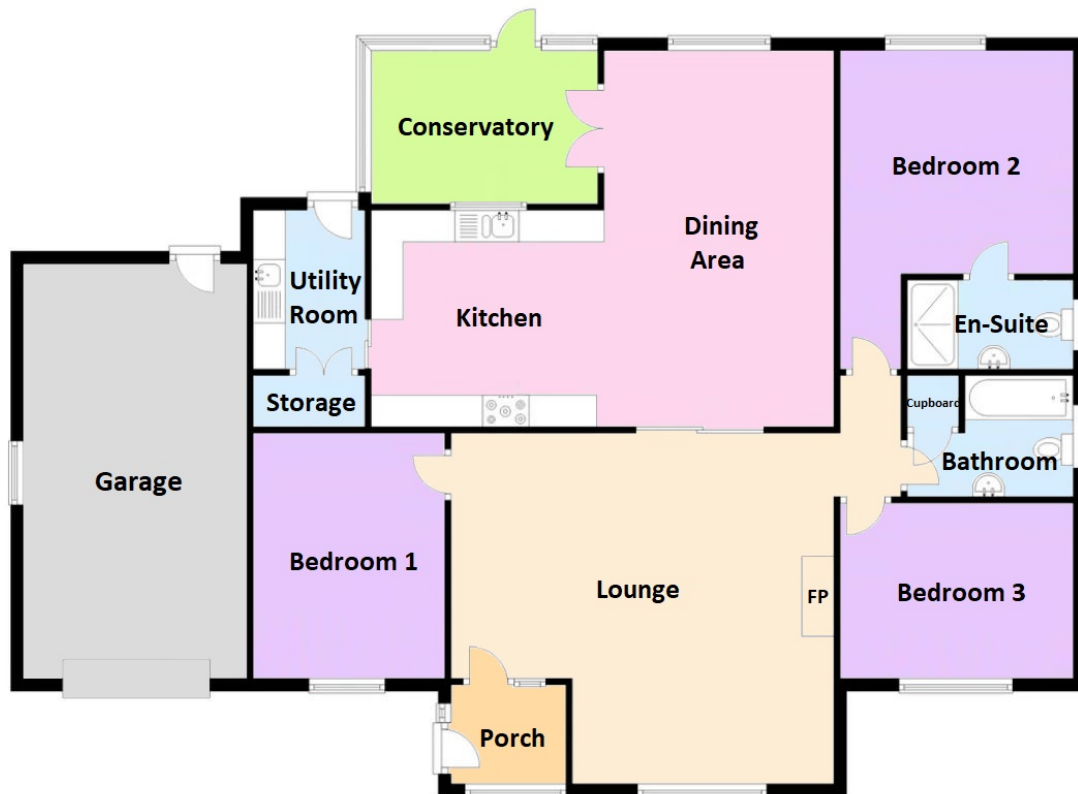


Air Source Heat Pump



## Floorplans

### Ground Floor



## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		