



The Smallholding Centre

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3 Bed Detached Bungalow

£325,000



Llyswen, 12 Bro Gorwel, Bryngwyn Newcastle Emlyn, SA38 9PJ

Llyswen is a spacious, well-presented three bedroom, two bathroom detached bungalow located within a cul-de-sac on the edge of the rural village of Bryngwyn near Newcastle Emlyn. Accommodation briefly comprises: hallway, large lounge, dining area, kitchen, utility, integral garage, bathroom and three double bedrooms, one of which has an en-suite. To the front of the property is a large tarmac driveway providing ample parking for multiple vehicles with a pretty flower/shrub border. To the rear of the bungalow, accessed via secure wrought iron gates to either side, is a good-sized level lawn, an ideal place to sit and relax with a pleasant outlook over open fields. All in all, lovely family home in a convenient location just a short drive to town as well as the local beaches of the beautiful West Wales coastline. NO ONWARD CHAIN.

Key Features

3 Bed Detached Bungalow

Cul-De-Sac Position

Integral Garage

Bathroom And Ensuite

Just Over 10 Min Drive To Beach

Ample Driveway Parking

NO ONWARD CHAIN

Energy Rating: D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Hallway - With radiator and doors off to most rooms including:

Lounge - 18' 1" x 15' 11" (5.53m x 4.86m) With UPVC double-glazed window to side, two UPVC double-glazed sliding patio doors to front, TV aerial, satellite point, radiator.

Dining Room - 10' 7" x 15' 3" (3.25m x 4.65m) into alcove

With UPVC double-glazed window to front, radiator, opening through to:

Kitchen - 11' 5" x 11' 7" (3.5m x 3.55m) With UPVC double-glazed window to rear, a range of wall and base units, stainless steel 1.5 bowl sink / drainer unit, space for electric cooker, radiator, fully tiled walls, tiled floor, door into:

Utility Room - 10' 0" x 5' 9" (3.06m x 1.76m) With UPVC double-glazed window to rear, a range of wall and base units, stainless steel sink / drainer unit, space and plumbing for washing machine and dishwasher, oil fired "Trianco Eurostar" combi boiler, tiled floor, door to outside, door into integral garage.

Integral Garage - 16' 0" x 9' 6" (4.88m x 2.91m) With UPVC double-glazed window to side, up and over door, power and lighting connected, access to loft space, concrete floor.

Bedroom 1 - 11' 8" x 9' 1" (3.57m x 2.77m) With UPVC double-glazed window to rear, radiator.

Bathroom - 11' 8" x 6' 9" (3.56m x 2.08m) With frosted UPVC double-glazed window to rear, pedestal wash hand basin, low level flush WC, panelled bath, shaver / light socket, airing cupboard with shelving and radiator, fully tiled walls, vinyl tiled flooring.

Bedroom 2 - 15' 4" x 8' 7" (4.69m x 2.62m) With UPVC double-glazed window to rear, radiator.

Bedroom 3 - 13' 9" x 11' 8" (4.21m x 3.57m) With two UPVC double-glazed window to side and front, radiator, door into en-suite:

En-Suite Shower Room - 6' 2" x 6' 1" (1.89m x 1.87m) With pedestal wash hand basin, low level flush WC, shower cubicle with "Mira" shower over, extractor fan, radiator, fully tiled walls.

Exterior

Externally - The property is situated on a cul-de-sac therefore a no through road position. To the front of the property is a large tarmac driveway which allows space for parking several vehicles and provides access to the garage. There is also a low maintenance border to the front with shrubs and colourful flowers. To the rear is a level lawned area with views over fields beyond, an oil tank and outside tap. There are wrought iron gates and railings on each side of the property ensuring the rear garden is enclosed, great for dog owners.

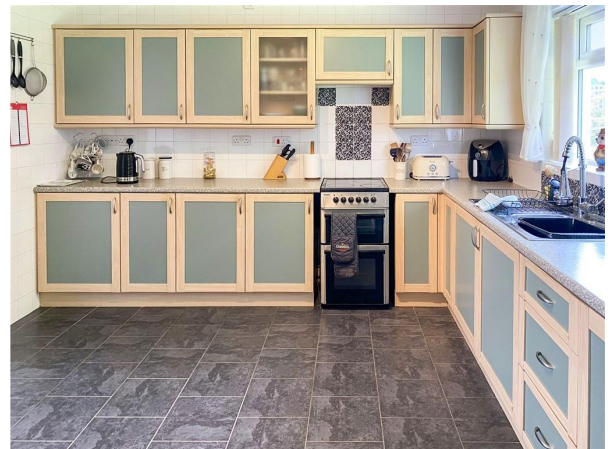
General Information - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.



Lounge - Another View



Kitchen



Kitchen - Another View



Dining Area

Tenure: Freehold.

Services: Mains electricity, mains water, mains drainage, oil-fired central heating.

Council Tax: Band E, Ceredigion County Council.

Directions - From Newcastle Emlyn take the B4333 towards Aberporth. Continue through Cwm Cou and on to Bryngwyn. As you enter Bryngwyn take the second right hand turning immediately alongside the chapel. Take the first left hand turn into Bro Gorwel and no. 12 is the fourth bungalow on your right hand side, denoted by our For Sale board.

What3words: ///chap.built.whirlwind



Utility



Hallway



Bedroom 3



Bedroom 3 - Another View



En-suite Shower Room



Bedroom 2



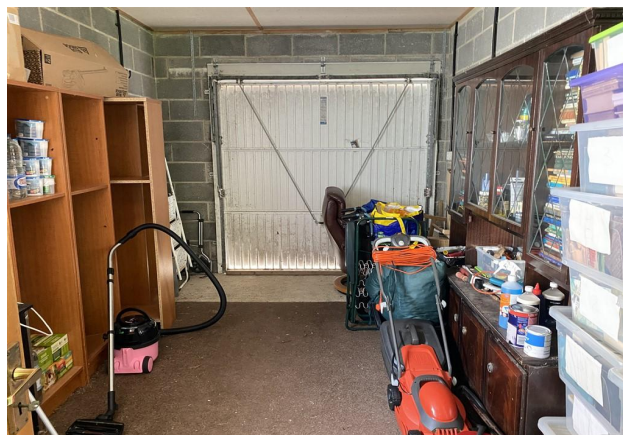
Bedroom 2 - Another View



Bedroom 1



Bathroom



Garage



Garage - Another View



Garage



Rear Garden



Rear View Of Property

Floorplans

Ground Floor



For Identification Purposes Only.
Plan produced using PlanUp.
12 Brogorwel

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		