

MSPROPERTIES

ESTATE AGENCY

Gweld Y Mor, Nebo, SY23 5LF

GUIDE PRICE £239,950

FOR SALE / AR WERTH



Property Features:

- 3 Bedrooms
- Village Location
- Viewing Recommended
- Well Presented
- Kitchen/Dining Room
- Freehold Semi-Detached
- En-suite
- Ample Parking

Description

SUMMARY

A freehold semi-detached 3 bedroom house centrally heated with En Suite facilities to main bedroom. Spacious Kitchen/Dining Room with pleasant views of the surrounding farmland and distant sea views. Purpose Built Garden Studio/Home Office. This superb family home is well presented Convenient to the coast and central to the main towns in the area.

DESCRIPTION

The property is set back off the B4337 Lampeter-Llanrhystud road, within the rural village community of Nebo which lies some 4 miles inland from Cardigan Bay at the coastal village of Llanrhystud and Llanon. The village of Cross Inn lies some half a mile which has a shop/post office, child's nursery and public house. The Georgian harbour town of Aberaeron lies some 7 miles distance and offers comprehensive range of shopping and schooling facilities and 12 miles equal distance from the University town and seaside resort of Aberystwyth which offers excellent social educational and shopping facilities and The University town of Lampeter. The property was built some 15 years ago of traditional cavity wall construction with an inner walls built of insulated timber frame with an outer walls of concrete block with rendered external elevations. The main walls support a pitched roof laid with tiles. Windows are of double glazed casements. The property is well maintained.

Floor Plan



Total area: approx 99.1 sq. metres (1066.5 sq. feet)

Ground Floor:

Canopy entrance porch with front entrance door leading to:

Hallway:

With stairs to first floor, twin power point, panel radiator and doors to:

Cloakroom:

With low flush WC, pedestal wash hand basin, panel radiator, extractor fan.

Lounge: 4.39m (14'5") x 4.00m (13'2")

With window to front. Six twin power points, telephone point, television point. Feature fireplace surround and hearth.

Kitchen/Dining Room: 4.76m (15'8") x 3.54m (11'8")

With patio door to outside rear and other window with distant sea views. Range of modern fitted units comprise of three drawer cupboards, seven base cupboards and seven wall cupboards. Works tops above incorporation single drainer sink with rinse bowl. Integral dishwasher. Built-in double electric oven. Four ring ceramic hob. Six twin power points, cooker control with power point, tiled floor. Understairs storage cupboard. Door to:

Utility Room/Rear Entrance Hall: 2.89m (9'6") x 1.57m (5'2")

With window to rear and door to outside. Base cupboards single drainer sink. Worcester freestanding oil fired boiler which heats hot water and central heating. Panel radiator, three wall cupboards. Power points and plumbing for an automatic washing machine.

First Floor:

Approached by easy rise stair case to:

Landing:

With twin power points and doors to:

Shower Room:

With walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Panel radiator. Shaver light with power point.

Main Bedroom: 3.85m (12'8") x 3.77m (12'5")

With window to rear with distant views of Cardigan Bay and pleasant aspect of open



farmland. Panel radiator. Three twin power points and door to:

En-suite:

Shower cubicle, low flush WC and pedestal wash hand basin.

Front Bedroom: 3.30m (10'10") x 2.58m (8'6")
With window to front. Four twin power points. Telephone point and panel radiator.

Other Front Bedroom: 3.69m (12'2") x 2.97m (9'9")

With window to front. Double panel radiator, three twin power points.

Outside:

To front; vehicular gated tarmac driveway with parking and turning area. Pedestrian access to side with timber built garden store shed 3m x 1.75 m. To rear: mainly lawn garden. Outside tap.

Garden Studio Room:

Detached timber clad studio with large floor to ceiling UPVC double glazed windows and doors. Six twin power points. Ceiling down lights. Ideal home office or hobbies.

Services:

We are advised that mains electric and water are connected. Private drainage. Oil-fired central heating system. Council Tax Band D.

Viewings:

All Viewings are by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

Important Information:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing to the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	68		75
<small>Very energy efficient - lower running costs</small> <small>(92- A)</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92- A)</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>		<small>England & Wales</small>	