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Maes yr Awel, Croeslan

£325,000



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- ❖ Spacious 4 Bedroom House
- ❖ Superb Far Reaching Views To Rear
- ❖ Large Kitchen / Diner
- ❖ Spacious 4 Bedroom House
- ❖ Master Bedroom With Ensuite And Dressing Area
- ❖ Attached Garage
- ❖ Good Energy Rating (Nice and warm!)
- ❖ Energy Rating: B

Property Description

One of the best things about recently built homes is how warm they are in the middle of winter and this house is a classic example. This very nicely presented house has 4 double bedrooms and benefits from far reaching countryside views to the rear and briefly comprises an entrance hallway, large kitchen / diner, utility, cloakroom, sun room with views, lounge, office / study, on the first floor there are 4 double bedrooms (master with ensuite and a dressing area) and a family bathroom. Outside there is plenty of drive parking space in front of the attached garage with lawned areas to the front and rear. This is a comfortable and spacious family home within a short walk to the local shop and bus route.

Accommodation

Entrance via part-glazed front door with windows to either side leading to:

Reception Hall

An impressive hallway with a lovely central staircase leading to the first floor, oak flooring, oak doors accessing the airing cupboard with shelving and radiator, oak door to cloakroom and further oak door to kitchen/breakfast room.

Kitchen / Breakfast Room 24' 4" x 11' 11" (7.42m x 3.63m)

With double-glazed window to the front and sliding patio doors to the rear giving views over the countryside, a range of wall and base units with granite-effect work surfaces over, breakfast bar, 1.5 bowl sink/drainage unit, integral dishwasher, integral under-counter fridge, "Caple" dual-fuel cooking range with 5-burner hob and electric double oven with stainless steel hood over, tiled splash backs, space for fridge/freezer (with water connection), TV point, radiator, door into sun room.

Sun Room 14' 0" x 11' 11" (4.27m x 3.63m)

With pitched & slated roof, double-glazed windows to either side and a sliding patio door giving access to a patio area with lovely countryside views, TV point, radiator.

Utility 9' 7" x 6' 4" (2.92m x 1.93m)

With double-glazed window to side and obscured double-glazed door out to rear, wall and base units with granite-effect work surface, sink/drainage unit, space and plumbing for washing machine and tumble dryer, tiled splash back, "Horstman" central heating controls & alarm control panel, oak door to:

Cloakroom 7' 7" x 3' 6" (2.31m x 1.07m)

With double-glazed window to side, low level flush WC, wash hand basin set in vanity unit, tiled splash back, tiled flooring, extractor, radiator.

Integral Garage 16' 3" x 10' 10" (4.95m x 3.30m)

With remote electric up and over door to the front, power and lighting connected, houses the "Grant" oil-fired boiler serving the central heating and domestic hot water, cold water tap.

Study / Office 11' 11" x 6' 4" (3.63m x 1.93m)

With double-glazed window to the front, oak flooring, telephone point.



Lounge 17' 11" x 11' 11" (5.46m x 3.63m)

With double-glazed window to rear making the most of the far-reaching countryside views, oak flooring, "Gazco" LPG log-effect stove set on a slate hearth, TV/Sky points, radiator.

First Floor

Accessed via the staircase in the reception hall and giving access to:

First Floor Landing

A galleried landing with door into cupboard containing the "Centre Store" solar heating system and water tank, built-in airing cupboard with shelving & radiator, access to loft space.

Loft Space

Accessed via a drop-down ladder, this space is fully boarded with Velux roof windows to the rear with power and lighting connected. This could be converted to provide further accommodation (subject to any necessary planning consents).

Family Bathroom 11' 5" x 5' 6" (3.48m x 1.68m)

With obscured double-glazed window to side, low level flush WC, wash hand basin set in vanity unit with lit mirror over, "L" shaped shower bath with "L" shaped shower screen, tiled walls and floor, extractor fan, heated towel radiator.

Master Bedroom 12' 3" x 11' 11" (3.73m x 3.63m)

With double-glazed window, again with lovely views over the garden and countryside beyond, TV point, radiator, door into dressing room.

Dressing Room 10' 3" x 7' 3" (3.12m x 2.21m)

With double-glazed Velux roof window to rear, double-doors into wardrobe space with shelving and hanging space, oak door into:

En-suite Bathroom

With Velux roof window, an attractive deep curved bath, separate corner shower cubicle with curved doors, wash hand basin set in vanity unit with lit mirror over, low level flush WC, extractor fan, tiled walls and floor, heated towel radiator.

Bedroom 2 11' 11" x 10' 8" (3.63m x 3.25m)

With window to the front, TV point, radiator.

Bedroom 3 11' 11" x 11' 8" (3.63m x 3.56m)

With double-glazed window to front, TV point, radiator.

Bedroom 4 12' 2" x 11' 11" (3.71m x 3.63m)

With double-glazed window to rear, again giving lovely countryside views, TV point, radiator.

Externally

The property is approached via the road onto a tarmac driveway providing plenty of parking and access to the garage. There is a walled front lawn area with planted beds. Gated pathways to either side provide access to the rear garden with paved patio areas from the kitchen/breakfast room and also the sun room providing plenty of outside space for relaxation to enjoy the lovely countryside views. There is a rear lawn area with planted flower borders and a screened off area for the oil-storage

tank, LPG bottles and bin area. There is a useful outside electric socket as well as cold water tap. There is also a useful timber garden shed.

Directions

From Newcastle Emlyn take the A475 Lampeter road. In Penrhiwllan, turn left for Croeslan. Continue to the end of the road. Turn left and then immediately right (opposite the shop). Maes Yr Awel is the 3rd property on the right-hand side.

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales

Services: Mains electricity, water and drainage, solar panels to assist with hot water heating.

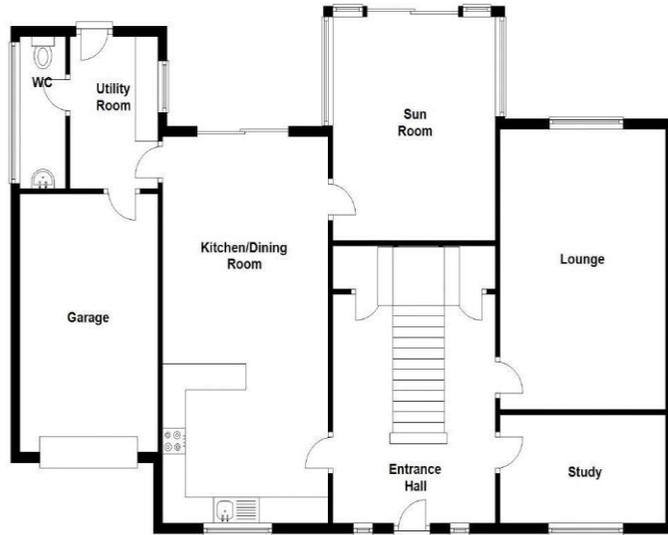
Council Tax: Council Tax Band F, Ceredigion County Council (£2276.91 for 2019/20)



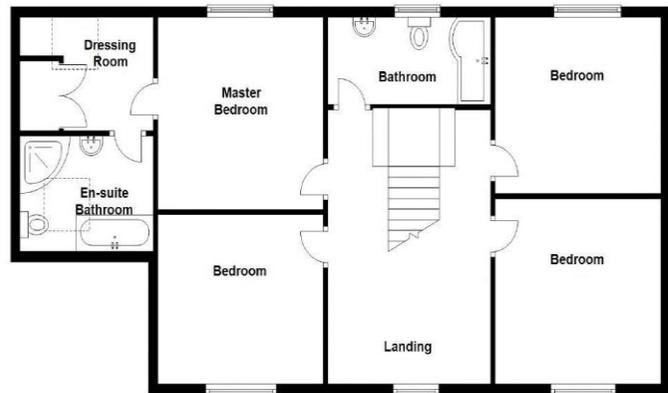




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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