



Llwyneos 7 Maes yr Odyn Rhydowen SA44 4QB

A nicely presented 2 bed semi detached bungalow located on a small cul de sac in the semi rural village of Rhydowen, itself about a 10 minute drive to Llandysul town. Briefly comprising a hallway, lounge / diner, kitchen, bathroom, 2 bedrooms, flat lawned gardens to the rear with parking to the front. Lovely little bungalow to include most of the furnishings if required. PLEASE NOTE; There is a restrictive covenant on this property restricting who can buy it, please ask for details.

- ❖ 2 Bed Semi Detached Bungalow
- ❖ Cul De Sac Position
- ❖ Semi Rural Rhydowen Village
- ❖ Parking & Lawned Gardens

- ❖ Most Furnishings Included If Req
- ❖ Nicely Presented
- ❖ Restrictive Covenant -Please Ask
- ❖ Energy Rating: F

£99,950



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Accommodation

Entrance via UPVC double-glazed front door into:



Hallway

With telephone point, radiator, door to:

Lounge / Diner 20' 7" x 10' 5" (6.27m x 3.18m)

With feature fireplace with "Baxi Bermuda" fire inset with back boiler serving the domestic hot water and central heating, 2 radiators, window to front, French doors out to rear gardens.



Lounge / Diner - Another View



Kitchen 8' 6" x 7' 10" (2.59m x 2.39m)

With an attractive range of wall and base units with integral oven and LPG hob, extractor fan, tiled splash backs, 1.5 bowl sink/drain unit, space and plumbing for washing machine window to rear, radiator, space for fridge, access through to dining area/living room.



Inner Lobby

With storage room off with fridge/freezer (included), airing cupboard with shelving.

Bathroom

With window, bathroom suite comprising panelled bath with shower over with screen, wash hand basin, low level flush WC, radiator.



Bedroom 1 *13' 2" x 8' 1" (4.02m x 2.46m)*

With window, radiator, view over rear gardens.



Bedroom 2 *11' 6" x 6' 10" (3.51m x 2.08m)*

With window, large built-in wardrobe, radiator.

Externally

To the side of the property is a driveway providing off-street parking. There is a neat front garden area and to the rear is an enclosed rear garden mainly laid to lawn with 2 garden sheds.



Rear View of Bungalow



Directions

From Newcastle Emlyn take the A475 Lampeter road for 6 miles and go straight ahead at the Horeb cross roads continuing to head towards Lampeter. Continue along this road for 3.5 miles going in to Rhydowen. Turn left in Rhydowen towards Talgarreg/ Synod Inn and then take the first right turning in to Maes Yr Odyn estate. Number 7&8 are on the right, second set of semis at the back of the cul de sac. Number 7 is the right hand semi, denoted by our For Sale board.

General Information

Viewings: Via the agents, Houses For Sale in Wales.

Services: Mains electricity, water and drainage, LPG central heating.

Council Tax: Band C, Ceredigion County Council

The Restriction

You will need to supply Tai Ceredigion with evidence proving that the following criteria can be applied to a purchaser of the property concerned:

1. Statutory Consent: If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designation region (ie, Dyfed if purchased before 01.04.1996 and Ceredigion if purchased later) ie, residence or employment within the region for at least 3 years immediately prior to the application, then Tai Ceredigion is bound to grant consent.
2. Consent is otherwise discretionary and the adopted guidelines provide that discretionary consent will generally be granted if a purchaser can establish one of the following criteria:
 - a. Born within the designated area.
 - b. Resided a total of 5 years within the designated area but not immediately prior to application
 - c. Currently employed within the designated area
 - d. Intending to move to the area to care for an elderly or infirm relative or friend; or if the purchaser is elderly or infirm in order to receive care from relatives or friends who are residing in the area.

It follows that the consent to a disposal to a purchaser who cannot establish any of these criteria is unlikely to be forthcoming.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

