



## The Smallholding Centre

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## 3 Bed Detached Bungalow

# £349,950



## Glas Y Dorlan, Heol y Merwydd Penrhiwllan, Llandysul, SA44 5NH

Glas y Dorlan is a spacious, well proportioned and very well presented 3 bed detached bungalow in the centre of the small semi rural village of Penrhiwllan, itself about a 15 minute drive into the larger market town of Newcastle Emlyn. In the bungalow there is an entrance hall, a good sized lounge, a large kitchen / diner, 3 double bedrooms (one with ensuite), and a family bathroom. Outside there is plenty of off street parking with a detached garage with lawned gardens front and rear with views over open farmland to the rear. A very well looked after property in a popular village location which still has a shop and a very good local pub / restaurant. NO ONWARD CHAIN!

## Key Features

Spacious 3 Bed Detached Bungalow

Master Bedroom Ensuite

Detached Garage

Views Over Fields To Rear

Short Walk To Convenience Store & Pub

Well Proportioned Rooms Throughout

Plenty Of Off Street Parking

Energy Rating: C



## Ground Floor

**Accommodation** - Entrance via open porch giving access to UPVC double-glazed door into:

**Entrance Hallway** - With radiator, door into built-in cupboard, door into:

**Lounge** - 12' 8" x 20' 2" (3.87m x 6.15m) With UPVC double-glazed window to the front, feature fireplace (not working and no flue connected), radiator.

**Master Bedroom (En-Suite)** - 12' 0" x 20' 11" (3.68m x 6.4m) into recess.

With UPVC double-glazed window to the rear, radiator, door into:

**En-Suite Shower Room** - With small frosted UPVC double-glazed window to rear, corner shower unit, low level flush WC, pedestal wash hand basin, extractor fan, radiator.

**Bedroom 2** - 9' 7" x 16' 8" (2.94m x 5.09m) With UPVC double-glazed window to side, radiator.

**Bathroom** - A spacious bathroom with frosted UPVC double-glazed window to the front, corner bath, pedestal wash hand basin, low level flush WC, built-in airing cupboard, radiator.

**Bedroom 3** - 11' 1" x 14' 5" (3.4m x 4.41m) With UPVC double-glazed window to the front, radiator.

**Kitchen / Diner** - 26' 8" x 12' 0" (8.15m x 3.68m) A superb large room with a very good range of wall and base units, 1.5 bowl stainless steel sink/drainage unit, UPVC double-glazed window to rear, UPVC French doors leading out to the rear gardens, space and plumbing for washing machine, integral dishwasher, fridge and freezer (all included), electric oven and hob with tiled splash back, tiled flooring, radiator, stable door out to side driveway and garage.

**Detached Garage** - With up and over door, side pedestrian access, window to rear, tumble dryer (included).

**Manager's Note** - All the pine furniture in the master bedroom (6 units all together) are available to purchase by separate negotiation.

## Exterior

**Externally** - The property has a driveway to the side of the bungalow for a number of vehicles leading to the detached garage with manicured lawned gardens to the front and rear. To the rear is a slabbed patio area adjacent to the garage with views over farmland from the rear gardens.

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

Tenure: Freehold

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

Council Tax: Band F, Ceredigion County Council



Kitchen / Diner



Dining Area



Kitchen / Diner View 3



Bedroom 1

**Directions** - From Newcastle Emlyn take the A475 to Penrhiwllan. Enter the village, past the bungalows on the left, enter the 20mph limit and Glas y Dorlan is the 5th detached bungalow on the right-hand side, denoted by our For Sale board.



Bedroom 1 - View 2



Bed 1 Ensuite Shower Room



Bedroom 2



Lounge





Lounge - View 2



Feature Fireplace (no flue)



Entrance Hallway



Hallway - View 2



Spacious Family Bathroom



Bedroom 3



Rear Gardens



Main Entrance





View Over Fields To Rear



Rear Gardens



Front Main View



Patio Area & Garage



Detached Garage



Main View 3

# Floorplans

Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.  
**Glas Y Dorlan**

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80  C
55-68	D	71  C	
39-54	E		
21-38	F		
1-20	G		