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01239 712760 | info@housesforsaleinwales.co.uk



Blaengwyn Lodge, Cwm Cou, Newcastle Emlyn SA38 9PE

£325,000





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- ❖ 3 Bed Detached Bungalow
- ❖ Centre Of Cwm Cou Village
- ❖ Countryside Outlook
- ❖ Just A 5 Min Drive Into Town

- ❖ Off Street Parking For 4 Cars
- ❖ Attached Garage & Conservatory
- ❖ Set On A Good Sized Plot
- ❖ Energy Rating: E



Property Description

A spacious 3 bedroom detached bungalow situated in the popular little village of Cwm Cou, itself just a 5 minute drive from the bustling town of Newcastle Emlyn which has a variety of shops with both primary and secondary schools. The bungalow is set on a good sized plot with off street parking for around 4 cars together with an attached garage. To the rear is an open aspect looking out over the local countryside. In the bungalow there are 3 double bedrooms, a lounge with conservatory off, a kitchen / diner with utility off and a family bathroom. A classic 3 bedroom bungalow ideal for either families or for the retired being close enough to town without being in it..

Accommodation

Entrance via UPVC double-glazed door into:

Hallway

With radiator, access to loft space, door off to all rooms including:

Lounge 14' 8" x 17' 3" (4.47m x 5.27m)

With wood-burning stove set in stone surround on a slate hearth, archway through to the kitchen/diner and double doors leading into:

Conservatory 14' 1" x 11' 10" (4.29m x 3.60m)

With UPVC double-glazed panels on three sides, double doors leading out to the rear gardens, glass vaulted ceiling. Please note : some areas of the conservatory could use refreshing.

Kitchen / Diner 22' 4" x 10' 2" (6.80m x 3.09m)

With UPVC double-glazed window to rear and another to the side, a good range of wall and base units with 1.5 bowl sink/drainer unit, gas hob with extractor over, electric oven, door into:

Utility

With door out to side, space and plumbing for both washing machine and dishwasher.

Bedroom 1 10' 4" x 13' 8" (3.15m x 4.17m)

With UPVC double-glazed window to side, radiator.

Bedroom 2 10' 7" x 12' 7" (3.22m x 3.84m)

With UPVC double-glazed window to the front, radiator, large built-in wardrobes.

Bedroom 3 10' 11" x 12' 4" (3.34m x 3.75m)

With UPVC double-glazed window to the front, radiator, built-in wardrobe.



Bathroom

With obscured double-glazed window to side, pedestal wash hand basin, low level flush WC, panelled bath, shower cubicle, door into airing cupboard (with radiator), radiator.

Attached Garage

With up and over door, power and lighting connected.

Externally

The bungalow is set on a good sized plot largely to lawns both front and rear. There is plenty of off street parking space together with an attached garage. To the rear the outlook is generally over open countryside.

Managers Notes - UPDATE AUGUST 2023

We are advised by our clients that about 10 years ago a third party excavated part of the land lower down behind the bungalow which caused some movement to the conservatory. Legal action was successfully undertaken by the parents of our clients for redress and extensive remedial works were undertaken at the time (around £30,000-£40,000 worth of work) to prevent this happening in the future. Of course, our clients would be happy for any prospective purchaser to have a full structural survey if required however we stress that this was around 10 years ago.

In July 2023 our vendors commissioned a structural survey on the property which states:

"The property is generally in very good structural condition and the groundworks appear to have been successfully implemented. We are of the opinion that the ground settlement has reached its maxima and there is unlikely to be any further movement. Apart from some standard maintenance and possibly a new conservatory, there is very little wrong with the property, and it should make a warm and comfortable dwelling in a pleasant location for many years to come."

The agent is holding a copy of the structural survey which can be provided to interested parties if required.

General Information

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

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (private treatment plant),
LPG fired central heating.

Council Tax: Band E, Ceredigion County Council (2023/24 - £2316.07)

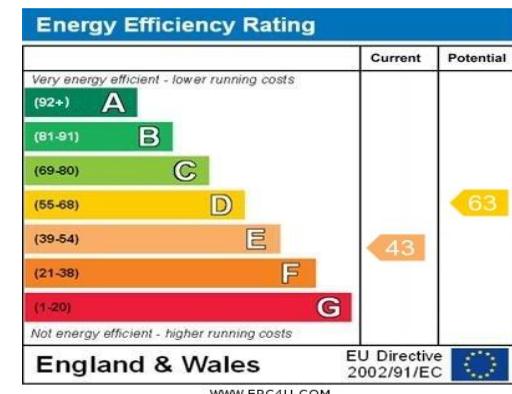
Directions

From Newcastle Emlyn take the B4333 towards Aberporth until you reach Cwm Cou. Enter Cwm Cou and on the right hand bend turn left towards Cardigan. Go past the school / covid vaccination centre on your left and this property is next on the left hand side, denoted by our For Sale board.









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.

10 High Street, Cardigan, Ceredigion SA43 1HJ
1 Cawdor Terrace Newcastle Emlyn Carmarthenshire SA38 9AS
01239 712760 | info@housesforsaleinwales.co.uk