



**MURMUR Y NANT
LLANAFAN
ABERYSTWYTH
SY23 4BA**



- **VERY WELL PRESENTED FOUR-BEDROOM DETACHED BUNGALOW IN A PRETTY VILLAGE LOCATION**
- **VERSATILE ACCOMMODATION WITH TWO RECEPTION ROOMS, TWO SHOWER ROOMS AND A HOME OFFICE**
- **PAVED PATIO AREA AND GARDENS TO THE FRONT AND AN ELEVATED TERRACED REAR GARDEN. PRIVATE PARKING DRIVE**
- **FORMER STONE COTTAGE NOW USED AS A GARAGE WITH A STORAGE LOFT OVER**

Beautifully Presented Four-Bedroom Bungalow with former Stone Cottage, Home Office and Countryside Views.

Situated in a peaceful tucked-away position within the popular semi-rural village of Llanafan, this beautifully presented four-bedroom detached bungalow offers spacious and versatile accommodation, complemented by well-maintained grounds, superb countryside views and a stone former cottage.

The property has been extensively improved by the current owners and is exceptionally well presented throughout, benefiting from double glazing, oil-fired central heating, a recently fitted contemporary kitchen and a stylish modern shower room. Designed to suit a wide range of purchasers, the accommodation includes four-bedrooms, two reception rooms and two shower rooms, providing flexible living space for all types of purchasers

To the front is a paved terrace, enjoying delightful views across the surrounding countryside and providing an ideal setting to sit and appreciate the tranquil surroundings. To the rear, are terraced gardens. A separate work-from-home office provides an excellent space for remote working, hobbies or studio use.

One of the property's most exciting features is the former stone cottage, currently utilised as a garage with a useful storage loft above. Offering tremendous potential, the building may be suitable for conversion back into a separate residential dwelling or holiday accommodation, subject to the necessary planning permissions and building regulation approvals being applied for and obtained.

The property also benefits from private off-road parking and enjoys an enviable position within this sought-after village, combining peaceful country living with convenient access.

Llanafan is a charming semi-rural village surrounded by beautiful Ceredigion countryside yet remains within approximately 10 miles of the thriving coastal town of Aberystwyth. Renowned as the cultural, educational and commercial centre of Mid Wales, Aberystwyth offers an excellent range of amenities including the prestigious National Library of Wales, Aberystwyth University and Bronglais General Hospital. The town is also celebrated for its attractive Victorian promenade overlooking the picturesque Cardigan Bay coastline, together with a wide selection of local independent businesses, national retailers, cafés, restaurants and leisure facilities.

As an important regional employment centre, Aberystwyth is home to numerous local and national government offices and major employers. The main railway station provides direct services to Shrewsbury, with onward connections to the Midlands, North Wales and the wider national rail network, making the town an excellent base for both work and leisure.

ACCOMMODATION - (of approximate dimensions)

PRICE: Offers invited in the region of £375,000

Main Entrance Door into:

RECEPTION PORCH Laminate flooring, double glazed windows to front and side and door to:

LIVING ROOM **16'5 x 9'10**
Double glazed picture window to front with country views, double radiator, timber effect flooring, pointed brick fireplace, wall lighting, door to the Main Hallway and door leading to:

**SITTING/
DINING ROOM** **19'8 x 9'11**
Double glazed picture window to the front with country views, double radiator, coved ceiling, and door to the Utility Area.

From the Living Room, a door leads to:

HALLWAY	Entrance to the loft area above and doors to:
KITCHEN	13'3 x 9'3/6'11 Modern kitchen comprising of base and wall units, single bowl and drainer sink unit with mixer taps over, integral dishwasher and fridge, 4 ring ceramic hob with stainless steel effect extractor hood over, drawer unit, integral lighting, timber effect flooring, 'Zanussi' electric double oven, tall larder unit, internal double glazed window to rear, work surfaces with matching up stands and glass panelled door through to:
UTILITY	18'4 x 5'4 Tiled floor, double glazed glass panelled side entrance door, double glazed window to rear, plumbing for washing machine, appliance space, 'Grant' oil fired central heating boiler. 'Velux' window to rear and door to:
SHOWER ROOM	5'3 x 4'2 Radiator, glazed and tiled shower cubicle with 'Mira' shower, extractor fan, low level flush WC, wash handbasin, tiled splashbacks and tiled floor.

From the Main Hallway, a door leads to the Inner Hallway and a door leads to:

BEDROOM FOUR	9'2 x 6'8 Double glazed window to rear, radiator and laminate flooring.
INNER HALLWAY	Storage cupboard and doors to:
BEDROOM ONE	9'6 x 9'2 Double glazed window to front, double radiator, built in wardrobes and fitted wardrobes with over bed storage cupboards.
BEDROOM TWO	12'8 x 9'6 Double glazed window to front, radiator, coved ceiling, built in wardrobes and a range of fitted wardrobes.
BEDROOM THREE	9'8 x 8'11 Double glazed window to rear, radiator, fitted wardrobes with over bed storage cupboards.
SHOWER ROOM	8'4 x 5'3 Medicine cabinet, large, glazed shower cubicle with 'Triton' power shower, double glazed window to rear, vanity unit incorporating wash hand basin with cupboards below and WC, radiator and electric fan heater. Situated to one side of the property is covered passageway, providing covered storage, with access to the rear and door to:
OFFICE	13'5 max x 7'4 – including the WC. A useful working from Home Office with double glazed window to side, 'Velux' window and door leading through to:
WC	WC, wash hand basin with water heater over.

THE FORMER COTTAGE

This stone property has been unoccupied for several decades and has been utilised as a garage with storage loft over: comprising of:

Main Entrance door into:

LOBBY Stairs to the First Floor and opening into:

GARAGE **14'8 x 13'2**
Slate floor, up and over door to front and power and lighting connected.

FIRST FLOOR **16'8 x 14'8**
Window to front and part exposed A-frame.

Ground floor lean to storage areas to one side and to the rear of the building.

EXTERNALLY Double gated vehicular access to the front of the main property onto a tarmacadamed car parking area. A paved patio to the front of the main dwelling with an adjoining mainly lawned front garden with established borders. Steps descend to the rear of the former Cottage and a pathway leads around the side of the property to the rear.

To the rear of the main dwelling, steps elevate to a terraced/ tiered rear garden being established and mature with shrubberies, trees and plants. Timber garden shed and dog kennel.

TENURE We are advised that the property is Freehold.

SERVICES We are advised that Mains Electricity, Water and Drainage are connected to the property with an oil-fired central heating system.

VIEWING Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words: **///prominent.camera.bakers**

PROOF OF FUNDING We will require evidence of funding prior to formally accepting an offer f or this property (subject to contract).

MONEY LAUNDERING Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Llanafan
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Energy rating

D

Valid until

7 June 2036

Certificate number

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