



5 Gelliwen, Llechryd, SA43 2PQ

£279,950

A well presented and extended Three Bedroom Detached Bungalow set on a generous plot with accommodation comprising: Entrance Hall, Living Room, Conservatory, Kitchen/Diner, Utility Room and W.C. Three Bedrooms and a Large Four Piece Bathroom. Externally, the property benefits from Parking, Garage and Corner Plot Gardens.



### Situation

Gelliwen is a small residential estate in the village of Llechryd, which has developed along the A484 council highway, approx 1.5 miles South West of the larger settlement of Cardigan in South Ceredigion.

### Description

A detached bungalow built c. 1960-1970 of cavity blockwork, rendered externally, under concrete tiled roof. Upvc sealed glazed replacement windows now installed. The bungalow occupies a position in a short cul-de-sac on the estate.

### Vestibule

Tiled floor. Door to:

### Hallway

Radiator, built-in cupboard, airing cupboard, pull down loft ladder to loft space.

### Living Room



uPVC double glazed window to the front, 2 double panel radiators, door to:-

### Conservatory



uPVC construction, tiled flooring, door to the garden.

### Kitchen



Having a range of wall and base units with worktop surface incorporating stainless steel single drainer sink unit, Calor Gas connection for cooker, void and plumbing for automatic appliance, double panel radiator.

Door to:-

### Utility Area



Firebird oil fired central heating boiler, plumbing for washing machine, part tiled floor and rear exit.

### WC

Low level WC and corner wash basin.

### Bedroom One



uPVC double glazed window, radiator.

### Bedroom Two



uPVC double glazed window, radiator.

### Bedroom Three



uPVC double glazed window, radiator.

### Family Bathroom



Panel bath with mixer tap, shower head, wash hand basin, close coupled toilet, walk-in shower, radiator, tiled floor and half tiled walls, extractor fan.

### Externally



Garden and lawn area around with shrubs and bushes. Oil fuel tank.

### Single Garage

With garden store behind.

### Services, etc.

Services - Mains water, electricity and drainage. Oil fired central heating.

Local Authority - Ceredigion County Council

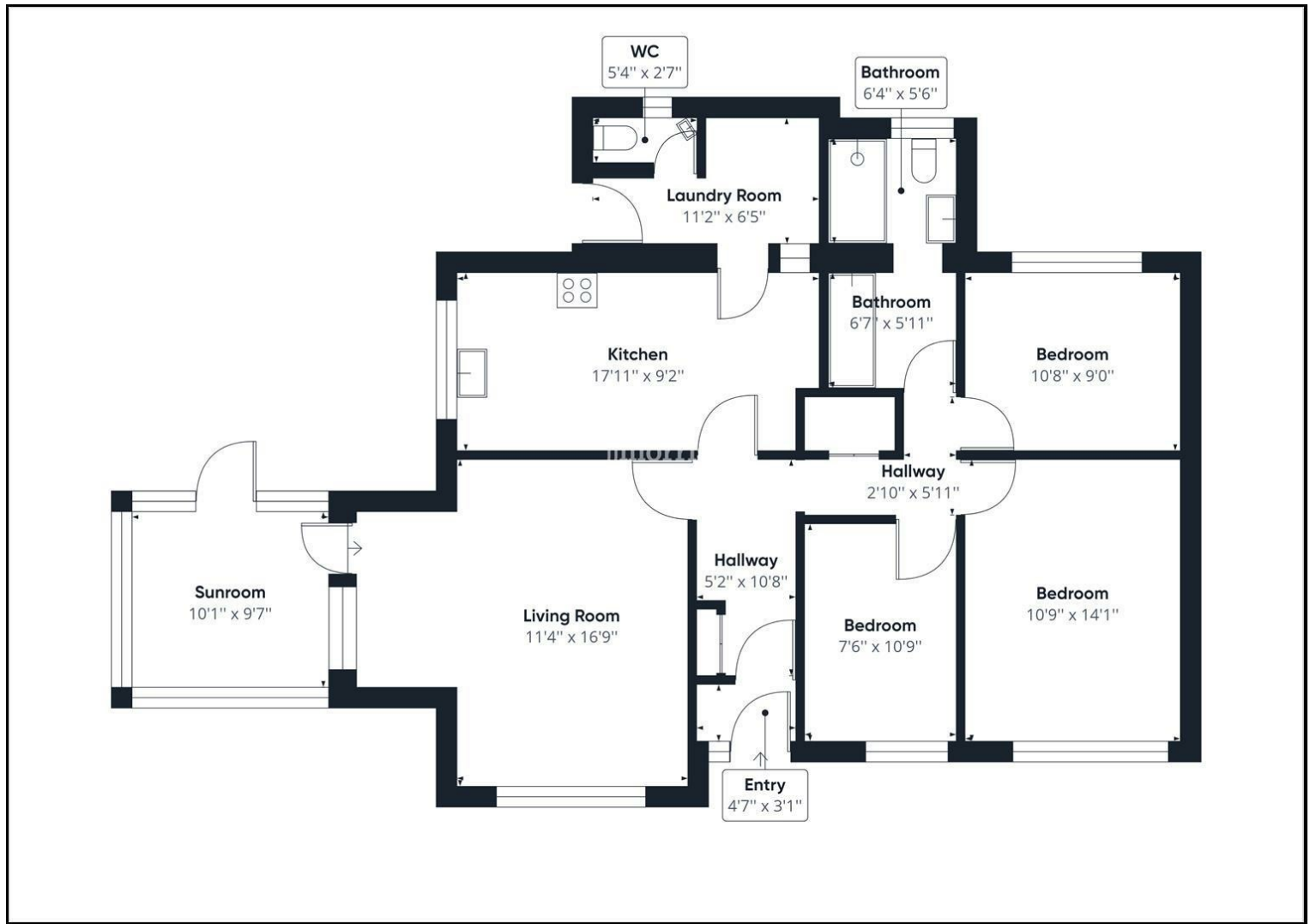
Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

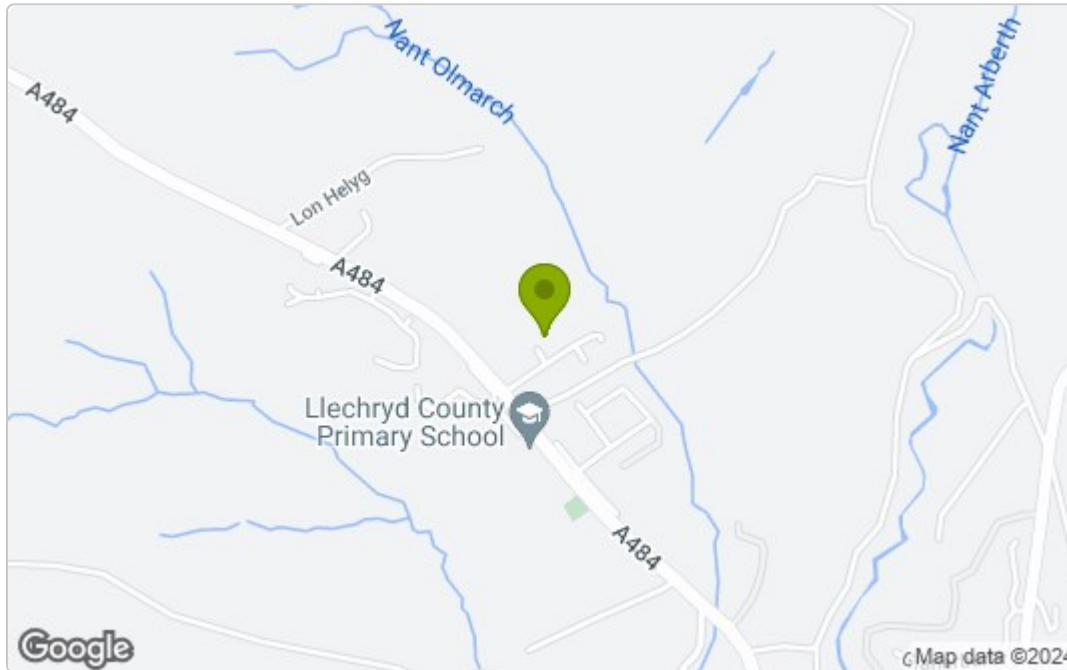
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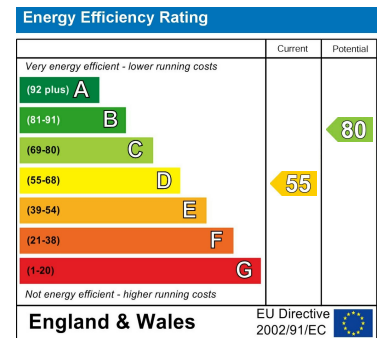
## Floor Plan



## Area Map



## Energy Efficiency Graph



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5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com