

*Charming and characterful stone cottage with superb views over open countryside and towards the Preseli mountains. Coed Y Bryn, Near Newcastle Emlyn/Llandysul.*



**Brynffynnon, Coed Y Bryn, Llandysul, Ceredigion. SA44 5LH.**

**£295,000**

**Ref R/4875/ID**

**\*\*Delightful detached character cottage of traditional construction\*\*Set in spacious and attractive garden and grounds\*\*Superb views over open countryside and towards the Preseli mountains\*\*Spacious and attractive garden and grounds\*\*Ample private parking\*\*Highly efficient with recently installed air source heating system, pv solar panels and wall insulation\*\*Double glazing throughout\*\*Log burning stove\*\*Picturesque rural hamlet\*\*Only a 15 minute drive from the Cardigan Bay coastline\*\***

The property comprises of front porch, kitchen/breakfast room, utility room, downstairs bathroom, character lounge, dining room/downstairs bedroom. First floor - 2 double bedrooms, 3rd bedroom/dressing room and shower room.

The property is located in the popular semi-rural village of Coed y Bryn with delightful rural surroundings and is within easy reach of the Teifi Valley town of Llandysul, Newcastle Emlyn and Cardigan with a wide range of amenities. The property is only a 15 minute drive from the Cardigan Bay coastline and several popular sandy beaches and access to the All Wales Coastal Path.



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## GROUND FLOOR

### Front Porch

5' 3" x 3' 7" (1.60m x 1.09m) via half glazed upvc door, windows to both side, red quarry tiled flooring.

### Kitchen/Breakfast Room

12' 9" x 12' 5" (3.89m x 3.78m) with shaker style base and wall cupboard units with formica working surfaces above, ceramic single drainer sink with mixer tap, Cream rangemaster electric 600 oven with 4 ring ceramic hob above, central heating radiator, plumbing for automatic washing machine, dog leg staircase to first floor, 2 central heating radiators, double glazed window to front, exposed beams.

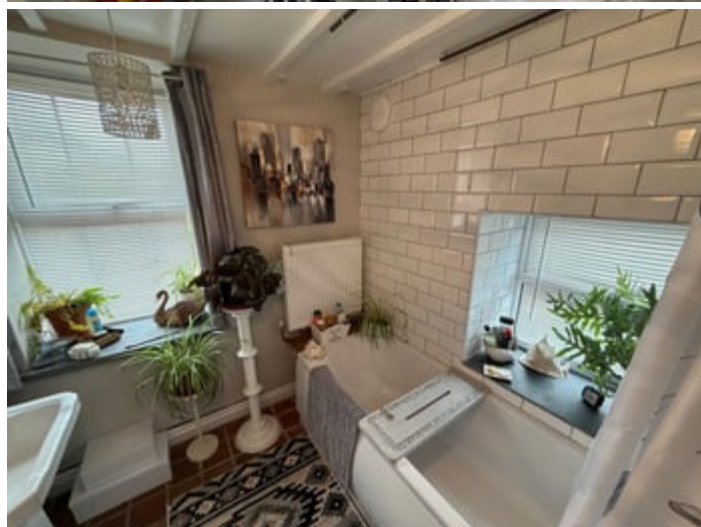


### Utility Room

6' 9" x 5' 4" (2.06m x 1.63m) with space for fridge freezer, plumbing for automatic washing machine, central heating radiator, Kodak hot water tank.

### Downstairs Bathroom

6' 5" x 6' 9" (1.96m x 2.06m) having a three piece suite comprising of a panelled bath with hot and cold taps, mains shower over, pedestal wash hand basin, low level flush w.c. tiled walls, tiled floor, double glazed window to front and side, extractor fan.



### Character Lounge

10' 8" x 12' 2" (3.25m x 3.71m) with open fireplace housing multi fuel stove on a slate hearth, double glazed window to front, exposed beams, central heating radiator, tv point. Door into -



### Dining Room / Downstairs Bedroom 4

9' 6" x 12' 3" (2.90m x 3.73m) with half glazed upvc door to front, double glazed window to front, tiled flooring, central heating radiator, exposed beams.



### FIRST FLOOR

#### Central Landing

With access hatch to loft.

#### Double Bedroom 1

12' 2" x 11' 3" (3.71m x 3.43m) with double glazed window to front overlooking garden, central heating radiator, exposed beams, access hatch to loft.



### Bedroom 2/Dressing Room/Office

12' 2" x 8' 5" (3.71m x 2.57m) traditionally a bedroom with double glazed window to front, exposed beams, central heating radiator. Door into -



### Shower Room

5' 6" x 4' 4" (1.68m x 1.32m) a small but useful space with enclosed shower with Triton electric shower above, dual flush w.c. vanity unit with wash hand basin, central heating radiator.





### Double Bedroom 3

8' 0" x 13' 5" (2.44m x 4.09m) with feature window to side with superb views over open countryside and towards the Preseli mountains, double glazed window to front, central heating radiator, vaulted ceiling.



### EXTERNALLY

#### The Garden and Grounds.

One of the main features of the property is its beautifully maintained spacious garden and grounds which is mostly laid

to an extensive lawned area with a plethora of trees, shrubs, fruit trees and hedgerows creating a lovely space to enjoy the scenic views over open countryside.

There is also a gravel driveway with ample private parking for 3 cars.

Access to -





**Workshop/Garage**

With electricity connected and double doors to front.



**Planning Application -**

Please note, there was previously planning for the erection of a detached dwelling in the garden. Ceredigion planning REF 870487.

**MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the

terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

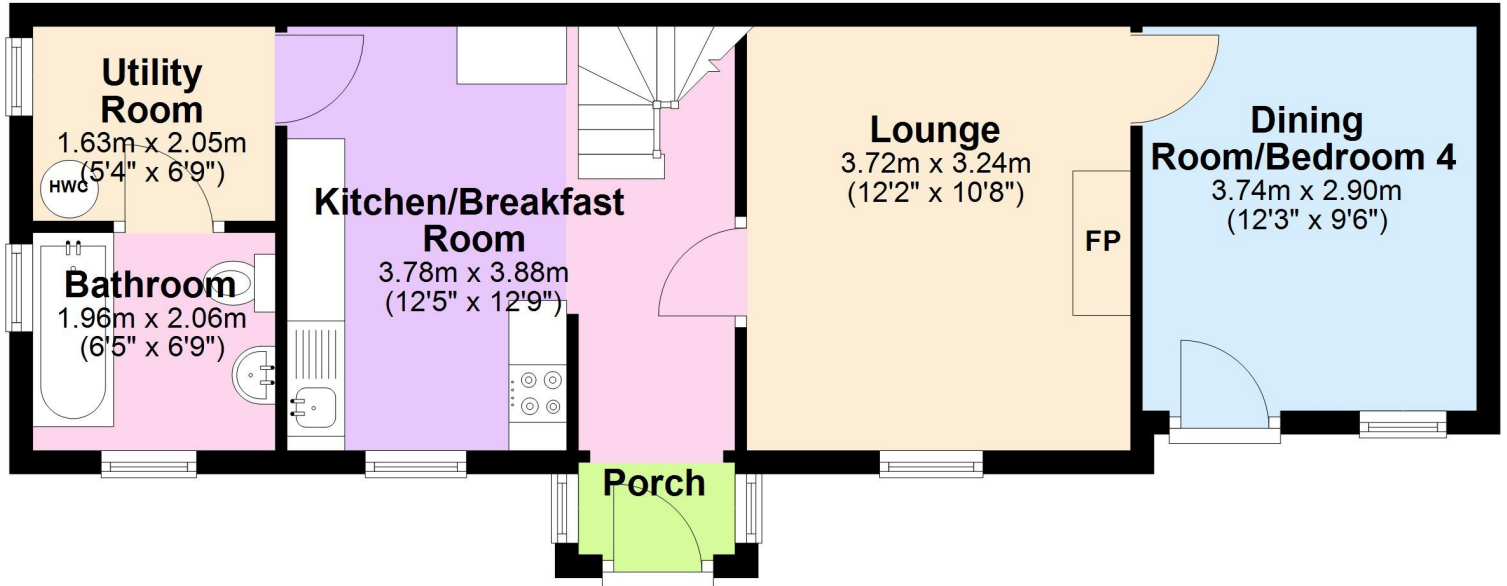
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## **Services**

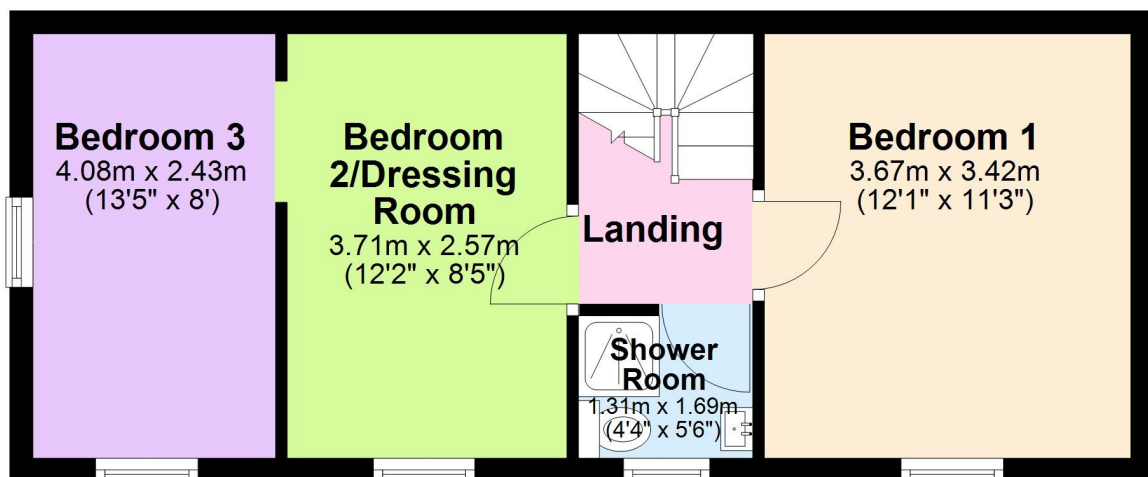
We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. 11pv solar panels and air source heating system.

Council tax band D (Ceredigion County Council).

## Ground Floor



## First Floor



Total area: approx. 81.0 sq. metres (871.8 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

**Brynffynnon, Coed Y Bryn, LLANDYSUL**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (82)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No


**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



**Directions**

Travelling on the main A487 coast road from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul road. Follow this road to the village of Ffostrasol. In the centre of the village, immediately after passing The Ffostrasol Arms public house on your right hand side, take a right hand turning onto the B4571 Newcastle Emllyn road. Follow this road until you reach the hamlet of Penrhiwpal where you will see a coach station on the left hand side. Turn left immediately on the crossroads towards Coed y Bryn. Follow this road into the village of Coed y Bryn and Brynffynnon will be found as the third property on the right hand side with its gable end facing the road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			<b>100</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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