

An unique opportunity ! Delightful 3 bed Period cottage set in approximately 2 Acres of its own woodland. Peaceful coastal location. Brynhoffnant, Near Llangrannog.



Bronallt, Brynhoffnant, Near Llangrannog, Ceredigion. SA44 6EE.

£170,000

Ref A/5312/ID

****A Rarity in this day and age ! **A delightful traditional cottage**Set in approx 2 acres of its own woodland**3 Bed Accommodation**Renovation Project**Tranquil and Peaceful location being only a 5 minute drive from the coast**Attractive Cwm Hoffnant valley setting**A real coastal gem ! **Double Glazing****

The property comprises of Ent Hall, Bathroom, Lounge, Kitchen/Diner, Utility. Downstairs Bedroom. First Floor - 2 Double Bedrooms.

Located in peaceful surroundings within the Hoffnant valley with access off a quiet district road, less than 2 miles from the main A487 road with the village of Brynhoffnant only a few minutes drive from the Cardigan Bay coastline at the seaside resort of Llangrannog and the National Trust beach at Penbryn. Also a close distance to Tresaith and Aberporth and an easy reach of the larger administrative centres of the area.



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GROUND FLOOR

Entrance Hall

6' 5" x 8' 9" (1.96m x 2.67m) via glazed upvc door, red quarry tiled flooring, door into airing cupboard housing a hot water tank.



Bathroom

8' 2" x 8' 9" (2.49m x 2.67m) with panelled bath with hot and cold taps, electric shower above, pedestal wash hand basin, low level flush w.c. electric heater, double glazed window to rear.



Lounge

16' 2" x 15' 0" (4.93m x 4.57m) with open fireplace and brick surround, double glazed window to front and side, exposed floor boards TV point, tiled hearth.





Kitchen/Dining Room

14' 5" x 13' 6" (4.39m x 4.11m) with range of base and wall cupboard units with formica working surfaces above, space for electric cooker, plumbing for automatic washing machine, original fireplace, red quarry tiled floor, exposed beams to ceiling, 2 double glazed windows to front.



Utility Room

5' 7" x 13' 7" (1.70m x 4.14m)

Downstairs Bedroom 3

8' 0" x 12' 4" (2.44m x 3.76m) with double glazed window to front.



FIRST FLOOR

Master Bedroom 1

12' 0" x 12' 3" (3.66m x 3.73m) a double glazed window to

front and side, exposed floor boards.



L Shaped Bedroom 2

12' 3" x 10' 7" (3.73m x 3.23m) with 2 double glazed windows to front, exposed floor boards.



Externally

The Grounds

The property sits within approximately 2 acres of its own grounds mostly laid to woodland.

The property is approached via a private access of lane with a right of way over the next door's property.

Having a turning space at side.



TENURE

The property is of Freehold Tenure.

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.

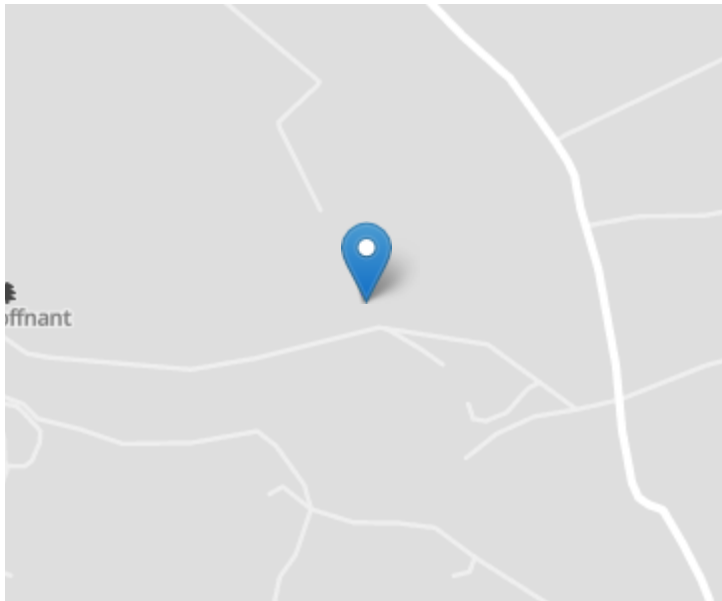
Services


We are advised the property benefits from Mains Electricity and Water. Private Drainage.

Council Tax Band -E (Ceredigion County Council).

Directions

From Aberaeron proceed South West on the main A487 road to the village of Brynhoffnant. As you reach the village of Brynhoffnant you will see a filling station and supermarket on the left hand side. Take the right hand turning immediately opposite onto the B4334 Llangrannog road. Pass the first left turning and after a 1/4 of a mile you will see a crossroads, turn left onto this quiet district road. Follow the road for approximately 1/4 of a mile and you will pass a cluster of cottages on your right hand side. Bronallt is the last property right



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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