

*Beautifully presented, 3 bedroom character cottage. Glorious country and sea views to rear.
Synod Inn, Nr New Quay.*



Bryn Synod, Pentre Bryn, Nr New Quay, Ceredigion. SA44 6JZ.

£330,000

R/3736/ID

**** Delightful 2/3 bedroom detached cottage ** Sympathetically refurbished to a good standard ** Many character features throughout ** Newly installed double glazed sash windows to front and ground floor bathroom ** New kitchen and bathroom ** Glorious views over open countryside, Cardigan Bay and as far as the Llyn Peninsula ** Large garage / workshop ** Pleasant enclosed rear garden ** No near neighbours ** Only a 10 minute drive to the popular coastal village on New Quay ** Suitable for retirement living with full ground floor access and bedroom****

The property comprises of - Ent Hall, office/3rd bedroom, character sitting room, open plan kitchen/dining area, downstairs wc and recently installed bathroom, feature sun lounge. First floor - 2 double bedrooms, box room, bathroom.

Conveniently positioned on the fringes of Synod Inn, which lies alongside the main A487 coast road. Some 3 miles from the popular coastal resort and seaside village of New Quay and some 7 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger marketing and amenity centres of the area.



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GROUND FLOOR

Entrance Hall

15' 1" x 4' 2" (4.60m x 1.27m) Via half glazed hardwood door, stairs to first floor, double glazed window to rear, laminate flooring, under stairs cupboard.

Office / 3rd Bedroom

37' 1" x 14' 0" (11.30m x 4.27m) With open fireplace, slate hearth, oak mantle above, double glazed sash window to front, central heating radiator, multiple sockets, laminate flooring.



Character Sitting Room

12' 0" x 14' 7" (3.66m x 4.45m) Character sitting room with open fireplace, Villager woodburning stove on slate hearth,

oak mantelpiece, double glazed sash window to front, central heating radiator, alcove, wall lights, laminate flooring, door into -





Kitchen / Dining room

22' 2" x 11' 2" (6.76m x 3.40m) A perfect room for entertaining room, comprising of a modern two tone midnight navy / cream base and wall units with oak working surfaces above, belling electric range oven with 5 ring ceramic hob above, Extractor hood, 1 1/2 drainer sink with double glazed window above with glorious views over Cardigan bay, the Cambrian mountains and as far as the Llyn peninsula , oil fired AGA range, central heating radiator, Terrazzo tiled flooring, integrated appliances, include dishwasher, fridge freezer, spotlights to ceiling, multiple sockets, double glazed window to front, half glazed door to front, tiled splashback, door to rear garden.





Feature Sun Lounge.

13' 2" x 8' 1" (4.01m x 2.46m) recently erected of cavity wall construction under a slate roof with 8'8" bi-fold doors to rear boasting incredible views over the Cardigan Bay coastline and Cambrian mountains, good quality laminate flooring, central heating radiator, double glazed window to side.



Downstairs W.C

2' 5" x 4' 0" (0.74m x 1.22m) with low-level flush WC with wash basin above, frosted window to rear.



Bathroom

6' 3" x 5' 2" (1.91m x 1.57m) having a modern white suite comprising of a paneled with bath with hot and cold taps, rainfall shower above with pull out head, vanity unit with inset wash hand basin, stainless steel heated towel rail. Tiled walls. Frosted window to rear, extractor fan.





FIRST FLOOR

Central Landing

With access to loft exposed timber floorboards.

Double bedroom 2

6' 8" x 14' 7" (2.03m x 4.45m) With double glazed sash window to front, central heating radiator, exposed timber flooring.



Box Room

5' 1" x 4' 5" (1.55m x 1.35m) Double glazed sash window to front, central heating radiator.

Principal Bedroom

14' 7" x 11' 8" (4.45m x 3.56m) Large bedroom with double glazed sash window to front, central heating radiator, exposed floorboards, multiple sockets, door into -



En Suite / Bathroom

10' 2" x 11' 2" (3.10m x 3.40m) A vintage white suite, comprising of panelled bath with hot and cold taps, enclosed shower unit with electric shower above, low-level flush WC, pedestal wash hand basin, hot and cold taps, central heating radiator, double glazed window to rear, half tiled walls, concealed spotlights to ceiling, cupboard units.



EXTERNALLY

To the Front

Walled in front forecourt, stone wall and flower beds. Gravelled parking area to side that is not within the title, however, the vendors have a right to park on this area.



Garage / Workshop

17' 5" x 17' 0" (5.31m x 5.18m) Recently extended with double doors to front, concrete flooring, double glazed windows to rear, door to rear, plumbing for automatic washing machine and tumble dryer, electric and water connected.





To the Rear

Is a beautifully presented enclosed rear garden, mostly laid to lawn with mature trees, shrubs and flowers to the boundaries, incredible views towards Cardigan Bay, and as far as the Llyn peninsula.

Timber decking to be installed to rear elevation.

Please note - the photographs of the rear elevation are AI generated.





water and drainage. Oil fired central heating.

Council tax band E. (Ceredigion County Council).

Freehold.

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

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised the property benefits from mains electricity,

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (49)

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

From Aberaeron proceed South West on the A487 coast road as far as the village of Synod Inn. At Synod Inn crossroads turn right onto the A486 New Quay road. After some 500 yards you will see the property on the right hand side identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<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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