

*Immaculately presented 4 bedroom (En-suite) property with 1 bedroom annexe. Set in spacious landscaped garden and grounds. Pontgarreg, Nr Llangrannog, West Wales.*



**Llety'r Maes Pontgarreg, Nr Llangrannog, Ceredigion. SA44 6AT.**

**£475,000**

**R/4080/ID**

**\*\* Immaculately presented 4 bed (en-suite) detached residence with 1 bedroom annexe \*\* Set in commodious landscaped garden and grounds \*\* Located in the popular coastal village of Pontgarreg \*\* 20 minutes walk to the popular coastal resort of Llangrannog \*\* High quality fixtures and fittings throughout \*\* Potential home with an income / Multi-generational living \*\* Double glazing and oil fired central heating \*\***

The main property comprises of - Entrance hall, cloakroom, front lounge, dining room/4th bedroom, open plan kitchen/dining/lounge area, utility room and boot room. First floor - 2 double bedrooms (1 en-suite), 1 single bedroom, shower room.

The property is situated within the coastal village of Ponrgarreg being some 5 minutes drive from the Cardigan Bay coastline at the sandy cove of Llangrannog. The nearby village of Brynhoffnant offers village shop, petrol station, community primary school, places of worship, public houses with Llangrannog offering traditional seaside offerings with popular local cafes, pizza takeaway, ice cream parlour and beach with access to the All Wales coastal path. The larger town of Cardigan is some 25 minutes drive



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## GROUND FLOOR

### Entrance Hall

5' 5" x 12' 3" (1.65m x 3.73m) via half glazed uPVC door with stained glass, glazed side panel, open tread oak staircase to 1st floor, modern tall central heating radiator, coat cupboard with rail, door into -



### Cloakroom

6' 4" x 3' 3" (1.93m x 0.99m) a recently installed white suite comprising of low level flush WC, gloss white vanity unit with inset wash hand basin, tiled walls, tiled floor, spotlights to ceiling, frosted window to rear.



### Spacious Lounge

24' 0" x 11' 8" (7.32m x 3.56m) a light and airy lounge with large double glazed window to front, glazed patio doors to side, two tall modern central heating radiators, modern electric fireplace on a raised granite hearth, coved ceiling, exposed oak beam.







#### Formal Dining Room/Bedroom 4

14' 4" x 9' 6" (4.37m x 2.90m) with large double glazed window to front, tall central heating radiator.

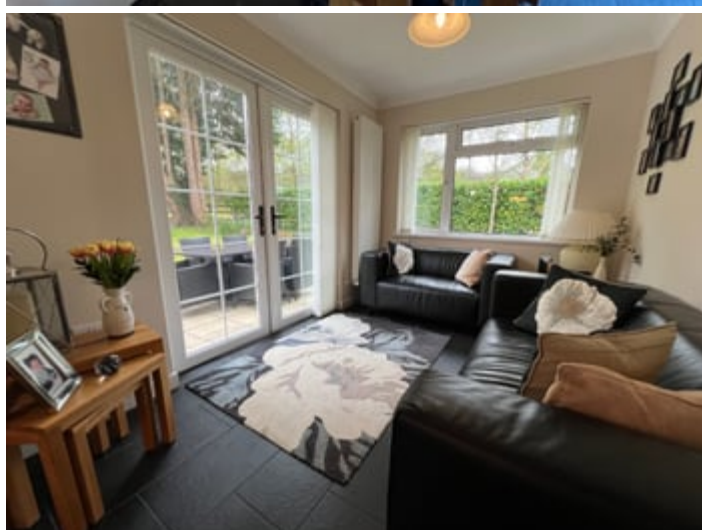


#### Open Plan Kitchen/diner/Lounge

17' 5" x 25' 5" (5.31m x 7.75m) max - an open planned 'L' shaped room, making a perfect sociable family room. Comprises of a cream coloured shaker style base and wall cupboard units with laminate working surfaces above, island unit again with laminate working surfaces above, pop-up charging points, stainless steel single vegetable sink,



Rangemaster cream electric cooking range with six ring ceramic hob above, Rangemaster extractor hood, 1 1/2 stainless steel drainer sink, integrated appliances include microwave, wine cooler, dishwasher, fridge and freezer. Slate effect tile flooring, spotlights to ceiling, service hatch to lounge, glazed double doors to rear, two tall central heating radiator, snug area with patio doors to rear.





## Utility Room



8' 7" x 5' 6" (2.62m x 1.68m) with fitted base cupboard units with laminate working surfaces above, stainless steel drainer sink, plumbing for automatic washing machine and outlet for tumble dryer, Worcester Combi oil boiler, slate effect tile flooring.

## Rear Porch

8' 2" x 5' 2" (2.49m x 1.57m) with half glazed uPVC exterior door, double glazed window to side and rear, slate effect tile flooring.



## FIRST FLOOR

## Landing



13' 3" x 9' 3" (4.04m x 2.82m) currently utilised as an office area with bookshelves, access hatch to loft, central heating radiator, Velux window, laminate flooring, exposed ceiling beams.

## Principal Bedroom

12' 0" x 30' 0" (3.66m x 9.14m) a spacious master suite comprising of dormer window to front, Velux window to rear, central heating radiator, built-in cupboard, exposed beams, walk-in wardrobe with light tunnel, doors to storage/airing cupboard, door to -





### Modern En-suite

9' 6" x 10' 0" (2.90m x 3.05m) recently installed stylish suite comprising of a freestanding curved bath with hot and cold taps, corner shower unit with mains power shower above, dual flush WC, vanity unit with two bowl wash-hand basins and luminous mirrors over, double glazed window to rear, tiled walls, tiled floor, stainless steel heated towel rail, spotlights to ceiling, extractor fan.



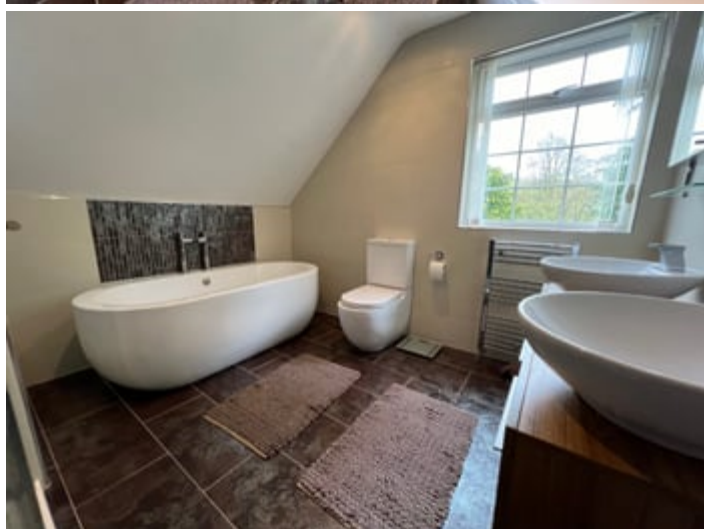
### Rear Bedroom 3

9' 8" x 6' 5" (2.95m x 1.96m) double glazed window to rear, wall mounted electric heater.



### Front Bedroom 2

10' 6" x 9' 7" (3.20m x 2.92m) into dormer window to front, central heating radiator, TV point.





## Main Bathroom



9' 3" x 6' 8" (2.82m x 2.03m) with a modern three-piece white suite comprising of a corner shower unit with main rainfall shower above, dual flush WC, gloss white vanity unit with inset bowl wash hand basin, stainless steel heated towel rail, tiled flooring and tiled walls, extractor fan, frosted dormer window to front.

## LLETY BACH (THE ANNEXE)



## Kitchen Area

16' 4" x 8' 9" (4.98m x 2.67m) with range of fitted base and wall cupboard units with laminate work services above, electric oven with 4 ring electric hob above, stainless steel drainer sink unit, tiled flooring, double glazed window to rear, glazed door with side panel to side, electric heater, dog leg staircase to first floor, space for fridge freezer.



## Entrance Hall

Via half glazed uPVC door, 2 built-in cupboard units one housing automatic washing machine, electric radiator, door



into -

### Wet Room



5' 3" x 5' 4" (1.60m x 1.63m) with fully tiled walls and floor, Triton electric shower, gloss white vanity unit with wash-hand basin, low level flush WC, mirror, frosted window to side.

### Sitting Room

16' 3" x 10' 9" (4.95m x 3.28m) with double glazed window to side, TV point, electric fireplace, electric heater, cupboard unit.



### Double Bedroom



17' 7" x 7' 0" (5.36m x 2.13m) Feature port hole to gable end with stained glass, Velux windows, exposed timber flooring, TV, electric heater, under eave storage, spotlights to ceiling.

### Shower Room

5' 8" x 10' 2" (1.73m x 3.10m) three-piece suite comprising of an enclosed shower unit with Triton electric shower above, low level flush WC, vanity unit with inset wash-hand basin, frosted window to side, spotlight to ceiling.



### General

Please Note - Furniture is subject to negotiation



## EPC for Annexe

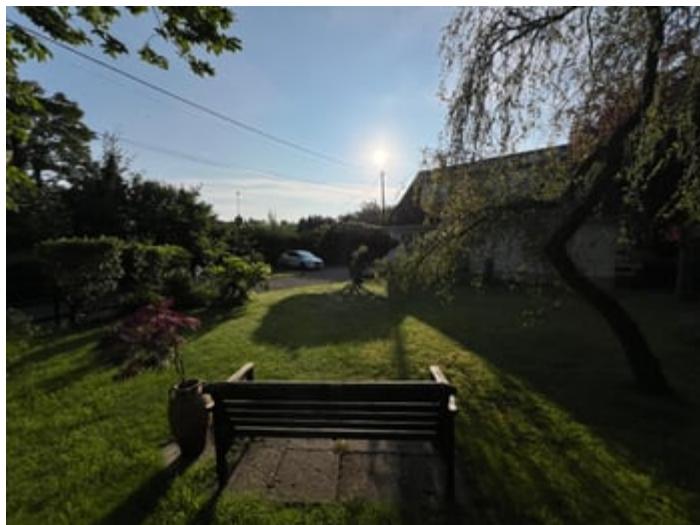
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



## EXTERNALLY

## To the rear

A large feature of this property is it well presented, landscaped garden and grounds being fully enclosed and offering a large lawned area with mature hedgerows to boundary, mature shrubs, trees and plants, useful garden and storage sheds, further lawn area to side leading to -







### To the front

A large tarmac driveway with parking and turning space for several vehicles, large lawned area with mature flowers, shrubs and ornamental trees.







## **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**

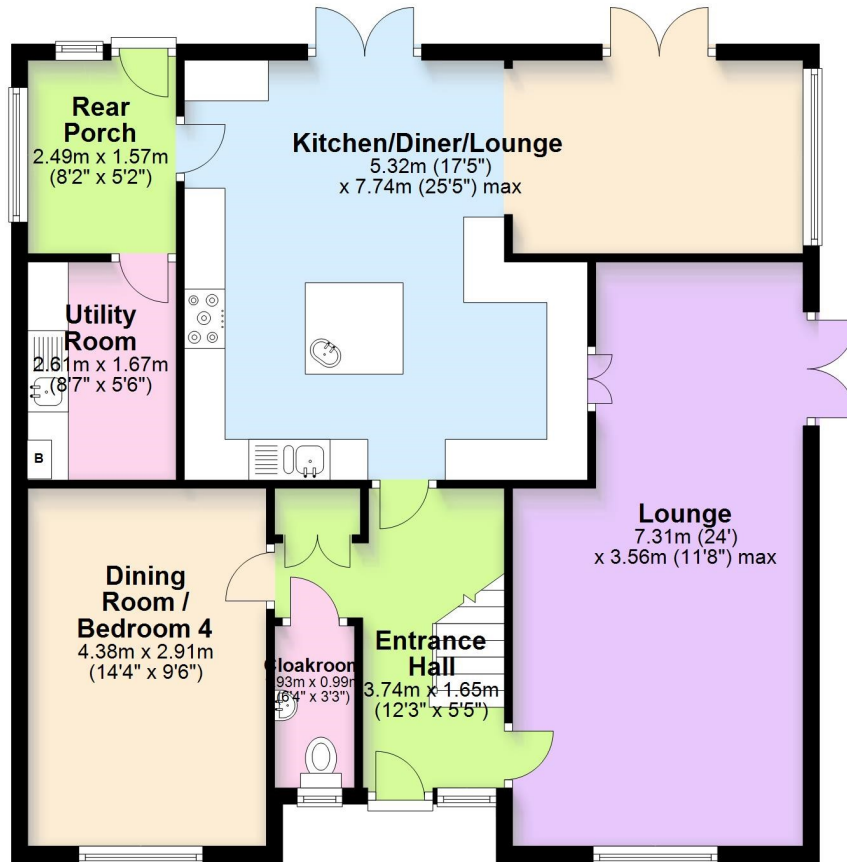
We are advised the property benefits from mains water, electricity. Private drainage to septic tank. Oil fired central heating. The main property also benefits from cavity wall insulation.

Council tax band : E - Ceredigion County Council.



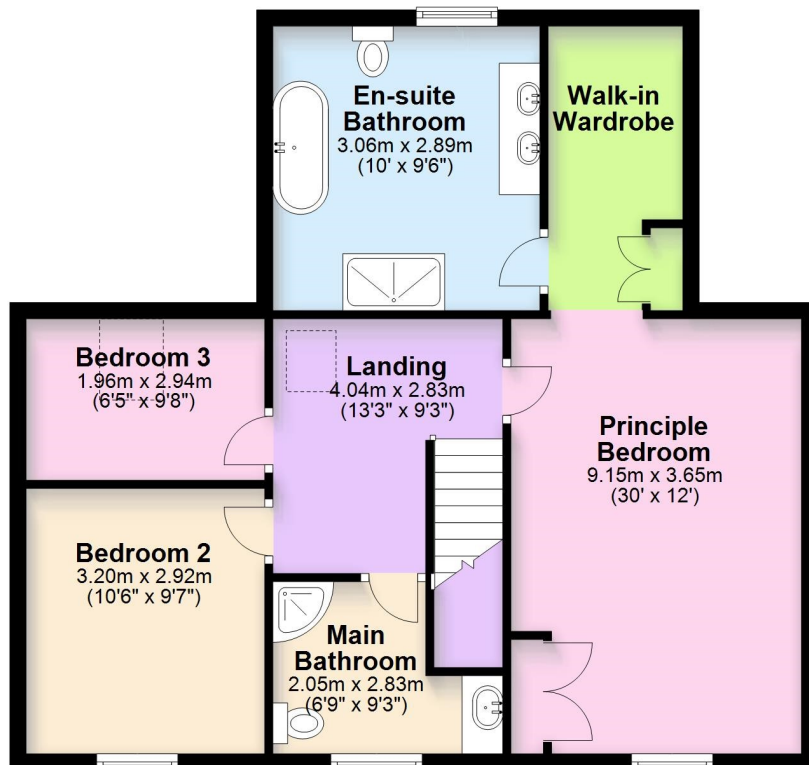
## Ground Floor

Approx. 90.0 sq. metres (968.7 sq. feet)



## First Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



Total area: approx. 158.9 sq. metres (1710.8 sq. feet)

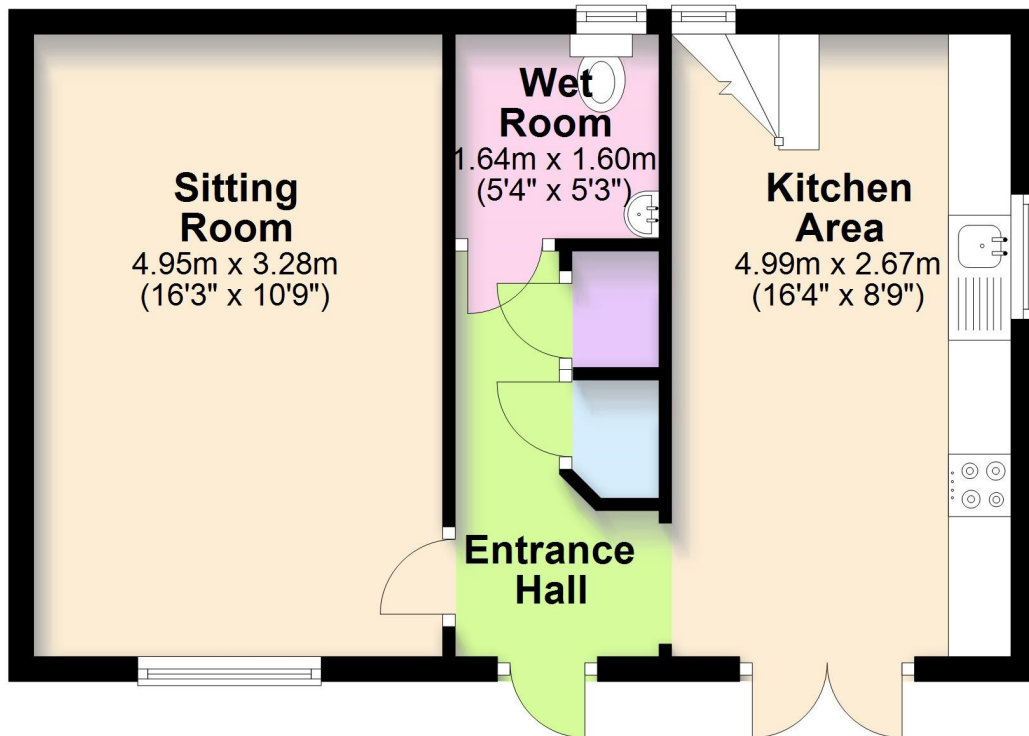
The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Lletyr Maes, Pontgarreg, Nr Llangrannog**

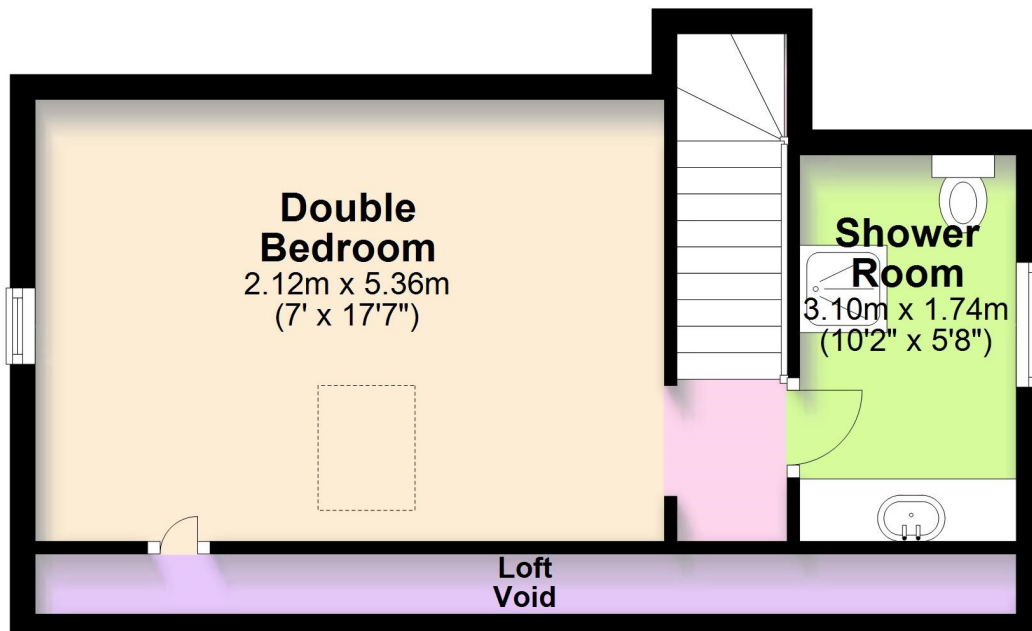
## Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



**Total area: approx. 71.5 sq. metres (769.6 sq. feet)**


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**Lletyr Bach , Lletyr Maes, Pontgarreg, Nr Llangrannog**



# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>54</p>	<p>87</p>
<p><b>England, Scotland &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (67)

**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

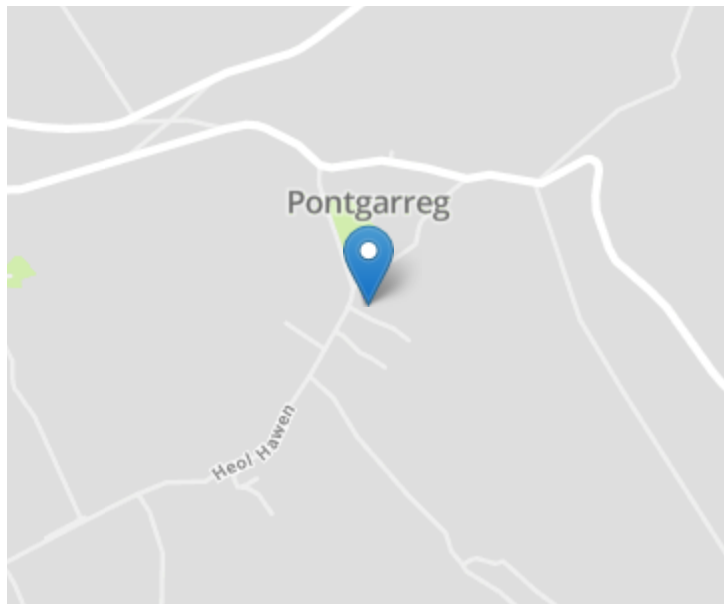
**Is the property listed?** No

**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 A487 heading South from Synod Inn to Cardigan. Proceed through the village of Plwmp and into Pentregat, taking the first right hand exit signposted Llangrannog/Urdd Campus. Continue along this road for approximately 1 mile heading into the village of Pontgarreg bearing left before the village hall and continue to the former primary school on the right hand side and the property is located after the junction on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(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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