

Fully refurbished 2 bedroom cottage. Llangrannog. Cardigan Bay. West Wales.



Penbont, Llangrannog, Llandysul, Ceredigion. SA44 6RH.

£225,000

R/4058/RD

** Fully refurbished 2 bedroom cottage ** Deceptively spacious ** No expense spared on fixtures and fittings ** Cosy and comfortable accommodation ** Walking distance to village amenities and sandy beach ** Set in a peaceful location ** Ideal 1st time buyer opportunity or for those seeking a property with an income ** Useful outbuilding ** Tastefully refurbished ** Open plan living space ** Custom made oak doors and features throughout ** An exceptional property within this popular coastal village which must be viewed to be appreciated **

The property is situated within the popular Cardigan Bay coastal cove of Llangrannog with its local eateries, cafes, public houses, sandy beaches, ice cream parlour and village shop. Nearby Brynhoffnant offers a wider range of services including petrol station, mini-supermarket, places of worship, public houses, recently constructed community primary school and excellent public transport connectivity to the larger towns of Aberaeron and Cardigan, which is within 20 minutes drive of the property offering secondary school, 6th form college, cinema, community hospital, traditional high street offerings, retail parks and industrial estates as well as being in close proximity to the Pembrokeshire Coast National Park.



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GENERAL

The property has been fully refurbished in recent times to the highest order offering comfortable and cosy open-plan living on the ground floor with open staircase to the 1st floor.

The bathroom nestles well into the corner of the property offering a large walk-in shower facility. To the 1st floor, x2 large double bedrooms are provided with original character features.

The property is considered to be ideal for those seeking to get onto the housing ladder so this is a great opportunity not to be missed!

GROUND FLOOR

Front Entrance

Accessed via steps leading down from front forecourt.

Open Plan Living and Kitchen Space

20' 7" x 13' 9" (6.27m x 4.19m) open plan living space with comfortable and cosy accommodation with front sash windows, feature fire surround with multi-fuel burner on slate hearth, stone flooring, access to loft, TV point, open staircase to 1st floor with window to side. Kitchen area with cream units, oak worktop, Belfast sink with mixer tap, Leisure electric cooking range with extractor over.



Bathroom



10' 7" x 4' 1" (3.23m x 1.24m) with corner walk-in shower with side glass panel, mosaic tiled pattern flooring, single wash hand basin and vanity unit, heated towel rail, side window, WC, part tiled walls.

FIRST FLOOR

Landing

With access to loft, part exposed beams.

Bedroom 1



10' 2" x 13' 6" (3.10m x 4.11m) double bedroom, window to front, heater, multiple sockets.

Bedroom 2

9' 8" x 12' 7" (2.95m x 3.84m) double bedroom, window to front, multiple sockets, radiator.



EXTERNAL

The property is approached via the adjoining county road to a

walled forecourt to the front with steps leading down to a front patio and seating area with access to the outbuilding.

There is lane-side parking nearby. There is also a free public car park 500 metres away.



Outbuilding



Stone built with slate roof and side entrance door.

MONEY LAUNDERING REGULATIONS

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 and drainage. LPG central heating.

Council Tax Band C.


Freehold - registered under title number CYM683403.



Directions

Travelling along the main A487 coast road from Aberaeron south west towards Cardigan, proceed through the villages of Ffosyffin, Llwynceilyn, Llanarth, Synod Inn, Plwmp. On entering the village of Pentregat turn right onto the B4342 Llangrannog road. As you reach the village of Pontgarreg bear right and you will pass the village hall on the right hand side, again bear right and follow the road all way to the village of Llangrannog passing the Urdd Centre on your right. As you enter the village of Llangrannog you will see a church and cemetery on the right hand side, proceed for approximately 50 yards after the commencement of the church grounds and the property is located on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	11	
<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 beautiful property, contact us:

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