

Fully refurbished traditional stone built detached cottage full of character & charm. 2 miles from the sea at Llangrannog, West Wales.



Dolhawn, Pontgarreg, Llandysul, Ceredigion. SA44 6AS.

£385,000

R/3862/ID

** A recently refurbished 3 bedroom detached traditional cottage ** Only 2 miles to the sea at Llangrannog ** Sympathetically modernised with charm and character throughout ** 3 double bedroom accommodation ** Delightful landscaped private garden
** Glorious countryside views ** Ample off-road parking ** Oil fired central heating ** uPVC double glazing **

The accommodation provides - Side Reception Hall, Downstairs WC, Kitchenette, Dining Room, Character Sitting Room. To the First Floor - 3 Bedrooms, Bathroom & WC.

Located within the popular quiet village community of Pontgarreg which lies only some 2 miles from the sea at the popular seaside village of Llangrannog. An equi-distance of the main A487 coast road providing ease of access to the marketing and amenity centres of Cardigan, Newcastle Emlyn and Aberaeron and a close proximity of several other popular sandy beaches and secluded coves along this favoured West Wales Heritage coastline with its All Wales coastal path.



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Side Reception Hall

9' 0" x 6' 0" (2.74m x 1.83m) with tiled floor, walls in exposed pointed stone work, exposed ceiling beams and central heating radiator.



Downstairs Shower Room

4' 9" x 7' 4" (1.45m x 2.24m) a recently installed white suite comprising of a walk-in shower with Triton electric shower above, vanity unit with inset wash-hand basin, low level flush WC, tiled floor, tiled walls, frosted window to rear and heated towel rail.



Kitchen

11' 6" x 6' 11" (3.51m x 2.11m) with a fitted range of base and wall units with Formica working surfaces, stainless steel single drainer sink unit (not & cold), appliance space with

plumbing for a dish washer and central heating radiator. Double glazed windows to front and side, tiled splashback, flooring and electric range oven. Exposed beams.



Dining Room

12' 8" x 12' 4" (3.86m x 3.76m) with an inset oil fired cooking range with back boiler for domestic and central heating hot water. Exposed ceiling beams, patio door to rear, double glazed window to front and slate effect tiled flooring.





Character Sitting Room

26' 0" x 14' 1" (7.92m x 4.29m) overall with exposed beams, feature stone fireplace housing a woodburning stove on a slate hearth, 2 central heating radiators, front and rear aspect windows, exposed stone walls, recently installed composite door to rear garden, stairs to floor and understairs cupboard.



FIRST FLOOR

Rear Full Length Landing

3' 0" x 25' 7" (0.91m x 7.80m) with 2 double glazed windows to front and exposed timber flooring.

Double Bedroom 1

16' 9" x 11' 1" (5.11m x 3.38m) with walls in pointed stone work, central heating radiator, fitted wardrobes and built in cupboard. Twin front aspect windows overlooking the open countryside.



Double Bedroom 2

11' 3" x 9' 1" (3.43m x 2.77m) with central heating radiator. Front aspect window overlooking fields, exposed pointed stone work and exposed timber flooring.



Bedroom 3

10' 8" x 8' 8" (3.25m x 2.64m) with central heating radiator and fitted wardrobes. Side aspect window.



Modern Bathroom

12' 5" x 5' 10" (3.78m x 1.78m) with a modern white suite

comprising of freestanding bath with shower overhead and mixer tap, pedestal wash-hand basin, dual flush WC, 2 double glazed windows to rear, tiled flooring, tiled walls, stainless steel heated towel rail and cupboard housing the hot water tank.



Externally

To the North side -

Is a gated vehicular access which leads to a concrete off road parking area for 3+ cars.





Cottage Style Garden

landscaped garden and grounds with a variety of raised flower and shrub beds making a lovely garden area. There is a lean-to/utility shed which has planning for plumbing for automatic washing machine and a cedarwood garden shed. There is also a large patio area laid to slabs with a garden shed and panoramic views over the countryside. With an abundance of shrubs and flower borders and ornamental trees bordering a small brook.



To the Front

The property borders open fields.





Services

The property benefits from mains electricity and water.
Private drainage (mains possibly available). Oil fired central heating. Telephone subject to transfer regulations.

Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)




Dolhawn SA44 6AS
For illustrative purposes only, not to scale



Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. Follow the coast road to the village of Pentregat. When you reach Pentregat turn right onto the B4321 Llangrannog road. Again, follow the course of the road until you reach the village of Pontgarreg. As you reach the village do not turn left but carry straight on passing the village hall on your right hand side then after some 200 yards you will see a turning to the left. Turn left at this point and the cottage will be seen immediately 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+) A		89
(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 property please contact :

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