

*Charming traditional 2-3 Bed Stone Cottage with 1 Bed Annexe. Set in 2.5 Acres of grounds. Only 2 miles from the sea at Llangrannog - West Wales.*



**Llain Ronw, Pontgarreg, Near Llangrannog, Ceredigion. SA44 6AU.**

**£465,000**

**Ref A/5263/ID**

**\*\*Looking for a Coastal Smallholding, then look no further ! \*\*A traditional stone Welsh cottage offering 2-3 bed accommodation with a separate 1 bed annexe\*\*Set in 2.5 Acres of gardens and grounds\*\*Magnificent sea views towards Llangrannog and over the Cardigan Bay coastline\*\*Only some 2 miles from the sea at the popular coastal village of Llangrannog\*\*Charming character features throughout\*\*Large Garage and Workshop\*\*Delightful landscaped private garden\*\*Oil fired central heating\*\*UPVC Double Glazing\*\*Ample Off road parking\*\***

The accommodation provides Ent Porch, Utility Room, Kitchen/Dining Room, Front Sitting Room, Conservatory, Dining Room/2nd Lounge. First Floor - 2 Double Bedrooms and Shower Room. Inter connecting Annexe with L shaped Open Plan Lounge/Kitchen, 1 Double Bedroom and Shower Room.

Located within the popular quiet village community of Pontgarreg which lies some 2 miles from the popular seaside village of Llangrannog. Equi distant from the main A487 coast road providing ease of access to the Marketing and Amenity Centres of Cardigan, Newcastle Emlyn and Aberaeron. Also being in 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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## GENERAL

We believe that Llainronw dates back to the 1830's formerly being part of Pigeonsford Farm Estate.

The original 2 bedroom cottage has been extended in more recent times and now offers a 1 bed annexe.

There is also a large garage/workshop and a range of other useful outbuildings ideal for conversion to potential overflow accommodation/airbnb - subject to planning.

The Accommodation provides -

## GROUND FLOOR

### Entrance Porch/Utility Room

16' 2" x 15' 1" (4.93m x 4.60m) with rear upvc entrance door, double glazed window to side, plumbing for automatic washing machine and outlet for tumble dryer, oil fired Worcester combi boiler, stairs to annexe, range of cupboard units.



### Kitchen/Dining Room

14' 3" x 14' 0" (4.34m x 4.27m) with a range of fitted base and wall cupboard units with formica working surfaces above, eye level Indesit electric oven and grill, inset stainless steel drainer sink, 5 ring gas hob, Rosa Italia woodburning range stove with hot plate above, central heating radiator, dual aspect windows to front and rear with superb sea views over Cardigan Bay, space for dishwasher, tiled splash back.







Sitting Room



16' 7" x 13' 8" (5.05m x 4.17m) with Villager multi fuel stove on a tiled hearth with slate surround, wall lights, double glazed window to rear with views over Cardigan Bay, exposed ceiling beams, central heating radiator, stairs to first floor. Glazed door into -

### Conservatory

7' 5" x 15' 5" (2.26m x 4.70m) of double glazed upvc construction with poly carbonate roof, glazed double door to rear garden.





## Dining Room/2nd Lounge



12' 4" x 13' 2" (3.76m x 4.01m) with a Morso Squirrel stove with ornate surround, dual aspect window to front and rear, again with sea views to rear, alcove cupboard, exposed ceiling beams.

## FIRST FLOOR

### Landing



6' 9" x 6' 0" (2.06m x 1.83m) with double glazed window to rear, exposed beams, door into -

## Double Bedroom 1



11' 2" x 14' 6" (3.40m x 4.42m) into dormer window to front overlooking the garden, central heating radiator, exposed beams to ceiling.

## Double Bedroom 2



10' 4" x 14' 4" (3.15m x 4.37m) into dormer window to front, central heating radiator, exposed ceiling beams.



**Shower Room**



8' 2" x 6' 0" (2.49m x 1.83m) with a three piece white suite comprising of an enclosed tiled shower with Triton electric shower above, pedestal wash hand basin, low level flush w.c. frosted window to rear. Access hatch to loft.

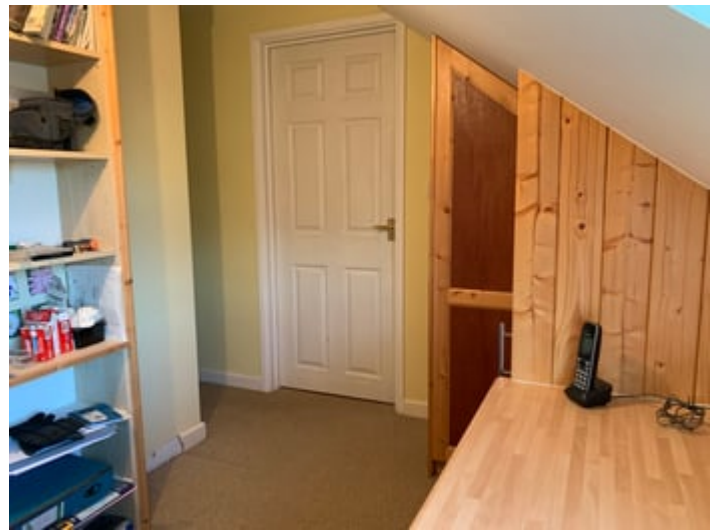
## ANNEXE

Accessed from the Utility Area on the ground floor. Provides

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## L Shaped Open Plan Lounge/Kitchen

10' 5" x 16' 0" (3.17m x 4.88m) (max) with dual aspect window to front and rear, central heating radiator, TV point, range of fitted base and wall cupboard units with formica working surfaces, inset stainless steel sink, access hatch to loft.



**Double Bedroom 1**

9' 5" x 15' 9" (2.87m x 4.80m) with dormer windows to front and rear, central heating radiator, hatch to Loft.





## Shower Room



7' 0" x 5' 3" (2.13m x 1.60m) a white suite comprising of a large corner shower unit with electric shower above, low level flush w.c. pedestal wash hand basin, frosted window to front, extractor fan. Heated towel rail.

## EXTERNALLY

### To the front.

Hard surfaced driveway leads to rear courtyard with parking and turning space for 5-6 cars.

Lawned forecourt on road side and to the side a fruit garden.



### Large Detached Garage/Workshop

26' 9" x 20' 0" (8.15m x 6.10m) of block built construction under a slate roof, being fully insulated with up and over garage door to front, fully insulated Loft, electricity connected, hardwood external door, 2 velux windows to roof. Also houses a woodburning stove.





## The Grounds







A large feature of this property is its landscaped garden and grounds together with a 2 acre paddock.

Provides -

A pleasant lawned area with feature stone walling, mature shrubs, flower borders and mature Golden chain tree.

Orchard with cherry, apple and damson trees.

Large productive pasture paddock with secondary road access. There is also a number of useful outbuildings on the land including -



Cedarwood Garden Shed.

Wood Store.

Aluminium Greenhouse with vegetable patch.

### Detached Study/Overflow Accommodation



18' 2" x 9' 8" (5.54m x 2.95m) of timber frame construction being fully insulated with insulated corrugated roof, recently completed with 2 front aspect windows with sea views, spot lights to ceiling.

Provides -

### Shower Room



3' 3" x 9' 7" (0.99m x 2.92m) having a modern White suite comprising of an enclosed shower with Redring electric shower above, vanity unit with inset bowl wash hand basin, dual flush w.c. frosted window to rear, heated towel rail, extractor fan.

### 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.

### TENURE

The property is of Freehold Tenure.

### Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage to Septic tank. Full fibre Broadband.

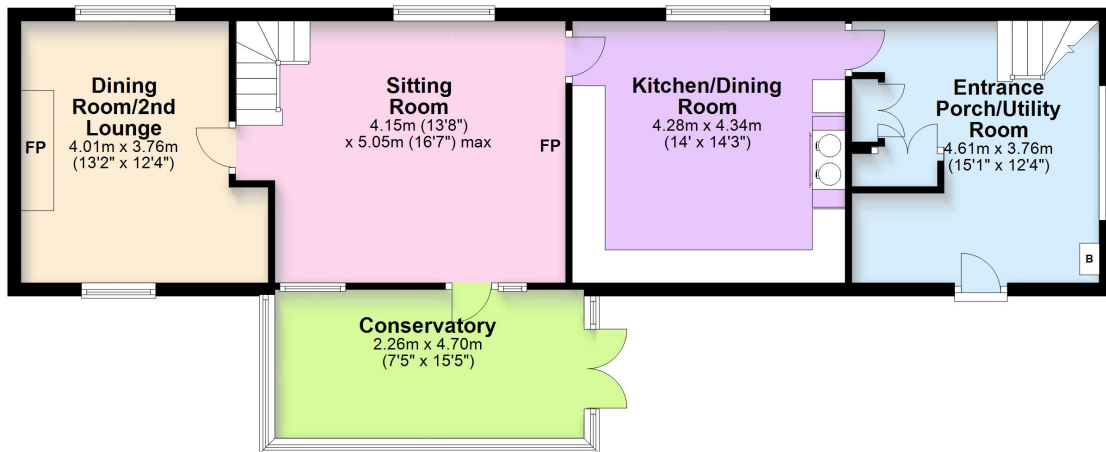


Council Tax Band - E.



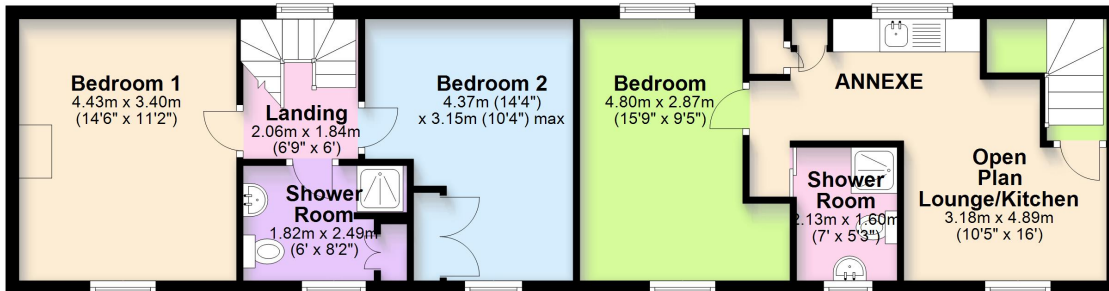
## Ground Floor

Approx. 76.3 sq. metres (821.0 sq. feet)



## First Floor

Approx. 65.7 sq. metres (707.6 sq. feet)



Total area: approx. 142.0 sq. metres (1528.5 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.

**Llain Ronw, Pontgarreg, Llangrannog**



H.M. LAND REGISTRY		TITLE NUMBER	
		WA 839677	
ORDNANCE SURVEY PLAN REFERENCE	SN 3353		Scale 1/ 2500
ADMINISTRATIVE AREA		CEREDIGION/SIR CEREDIGION	© Crown copyright

**WA 839677**

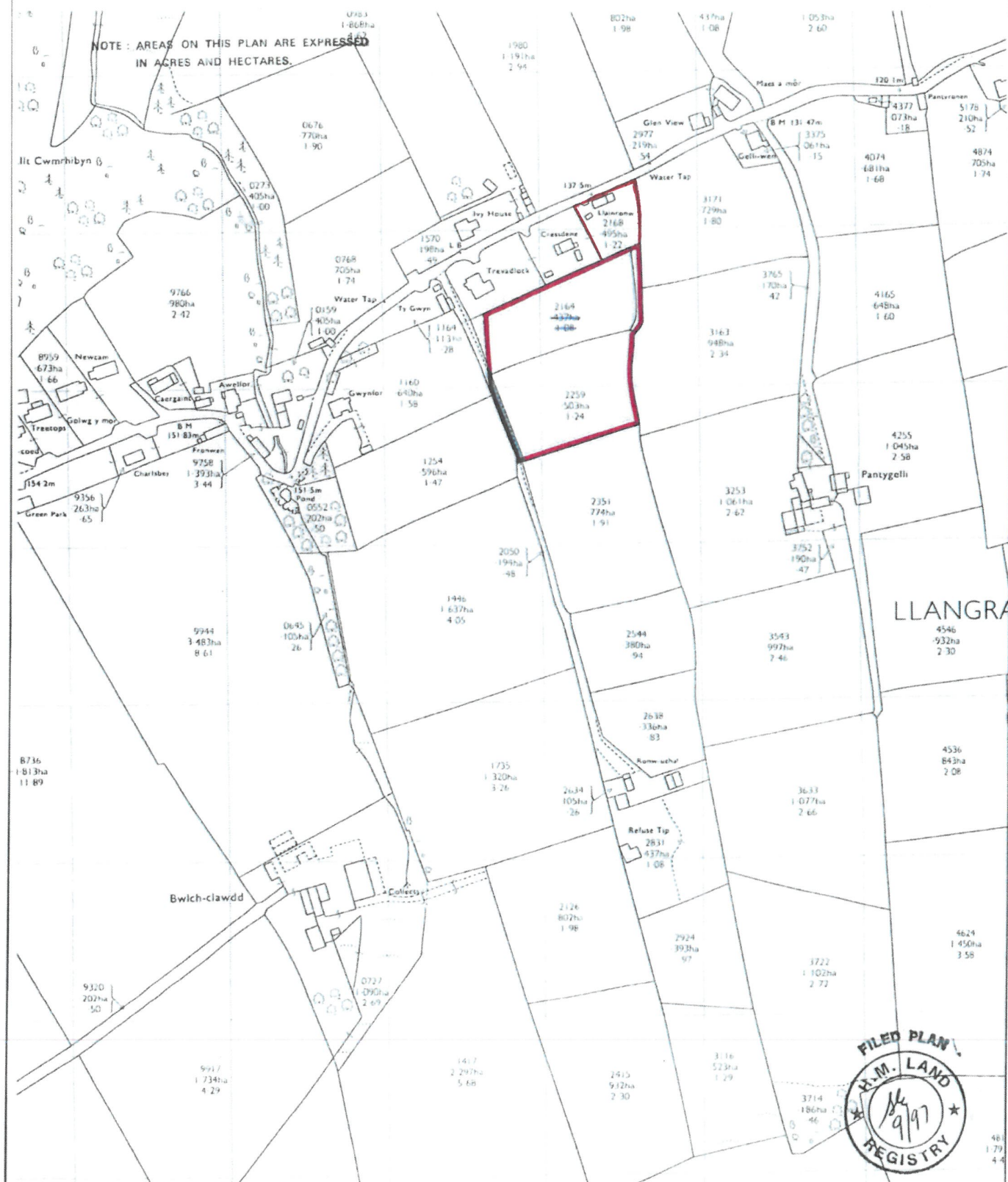
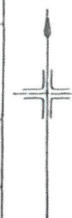
SN 3353

Scale  
1/ 2500

### ADMINISTRATIVE AREA

CEREDIGION/SIR CEREDIGION

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FOR IDENTIFICATION  
PURPOSES ONLY

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (59)

**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

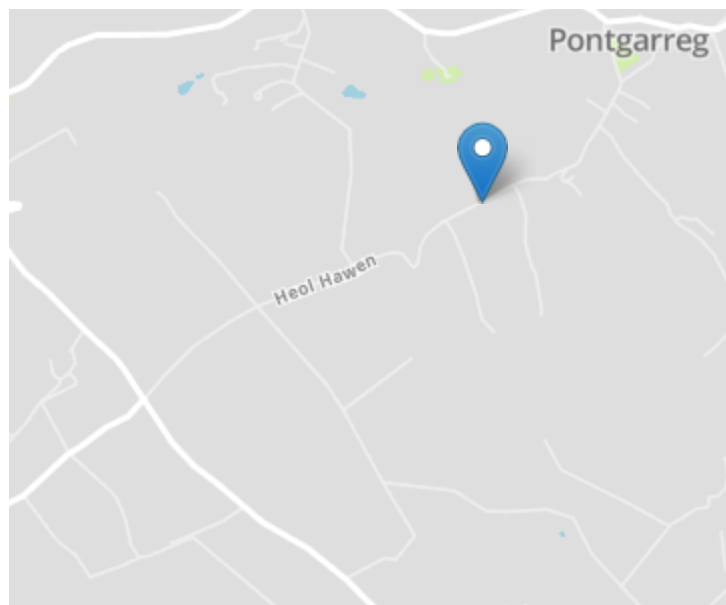
**Is the property listed?** No

**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 towards Cardigan. Proceed as far as the village of Brynhoffnant then opposite the filling station and Londis supermarket turn right onto the B4334 Llangrannog road. After some 1½ miles at the first crossroads turn right sign posted Pontgarreg, follow this road for some ½ mile or so passing several detached houses on each side of the road. You will then come a hair pin double bend, after passing this Llainronw is the 4th property on the right hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	59	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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