

An impressive Barn Conversion. Country Setting 3 miles inland from the Coast. West Wales



Ger Y Coed Pentregat, Nr Llangrannog, Ceredigion. SA44 6HB.

£365,000

R/4987/SS

****A Great Buy in a Great Location ! ** Converted former barn **3 Beds (2 baths)** Full of charm and Character**Many original features
Vaulted Ceilings with A beams ! Minstrels Gallery (work room or ideal home office)**Warm and comfortable living space** Deserves to
be viewed** Spacious grounds ** Ample private parking ** Full double glazing ** Full central heating ** Potential garden studio
Workshop.

This semi detached the property provides - Ent Hall, Kitchen/Dining Room, Character Sitting Room with minstrels gallery. Downstairs Double Bedroom, Shower Room and w.c. First Floor - Main Bathroom, 2 Further double Bedrooms, Utility/Work Room. Gravelled forecourt and private parking. Garden outhouse.

Convenient country location, a mile from the A487 coast road and less than 3 miles from the picturesque secluded sandy beaches at the seaside village of Llangrannog. Convenient to many other popular sandy beaches along this favoured West Wales heritage coastline and being convenient to the towns of Cardigan, Newcastle Emlyn and the Georgian Harbour town of Aberaeron. OS Grid Ref 349/52



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GENERAL

A converted semi detached former barn, the work carried out to a good standard with emphasis on retaining character features. Offers generously proportioned accommodation throughout. Benefits newly installed double glazing and full oil fired central heating system.

GROUND FLOOR

Entrance Hall

25' in length, with red and black quarry tiled floor, exposed ceiling beams, walls in pointed stone work, 3 central heating radiator.



Kitchen/Dining Room

18' 6" x 9' 3" with vinyl floor covering, exposed ceiling beams, stable type rear exterior door, fitted range of Cream base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit (h&c) , integrated electric hob unit and oven with cooker hood. Appliance space with plumbing for a dishwasher. Part tiled walls, breakfast bar, central heating radiator. Rear aspect window, feature exposed stone walls.





Character Sitting Room

18' x 15' 5" High open vaulted ceiling with minstrels gallery over. Fireplace housing, Wood burner effect oil fired stove on a quarry tiled hearth, exposed ceiling A beams, front and rear aspect windows.





Downstairs Double Bedroom 1

12' 3" x 8' 6" with central heating radiator, Walls in pointed stone work, exposed ceiling beams. Rear aspect window



Downstairs Shower Room

9' 3" x 5' 2" with corner shower cubicle with curved shower doors, low level flush toilet, pedestal wash hand basin with mirror light over and heated towel rail. Extractor fan, vinyl wall panelling .



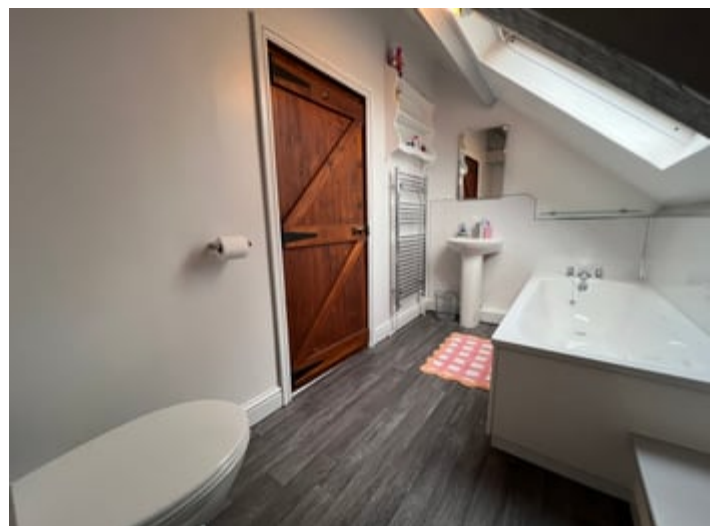
FIRST FLOOR

Small Galleried Landing

Approached via a oak dog leg staircase from the Entrance Hall, central heating radiator, open vaulted ceilings with exposed beams, built in cupboards. Velux window.



Bathroom



10' 1" x 5' 5" with a white suite provides a panelled bath, pedestal wash hand basin with mirror over, low level flush toilet, vinyl wall panelling, heated towel rail and Velux

window.

Principal Bedroom 2

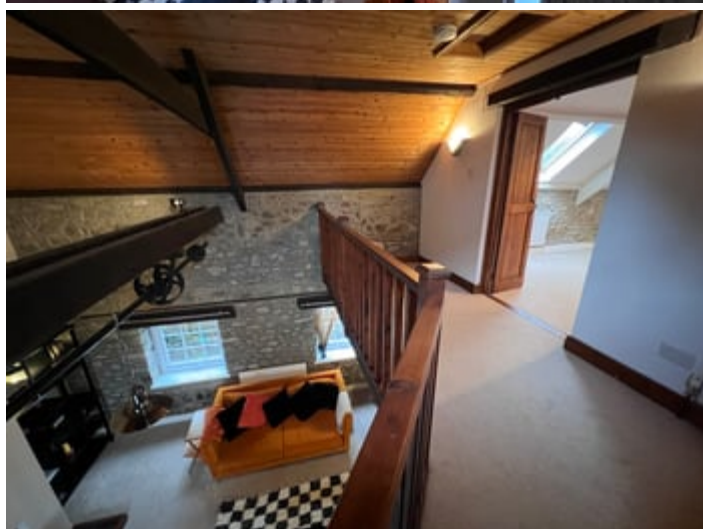
19' x 14' 7" a spacious light and airy room with open vaulted ceiling with exposed A-beams, front aspect dormer window with views over open countryside with distant sea views. Velux window to rear, two central radiators, feature exposed stone wall.



Double Bedroom 3

17' x 14' 7" with a open vaulted ceiling, exposed A-beams, front dormer window, rear velux window, two central radiators, double doors lead out to a Minstrels gallery 15" wide with a front aspect dormer window, walls in pointed stone work, wall lights. Currently utilised as a work room but ideal home office.

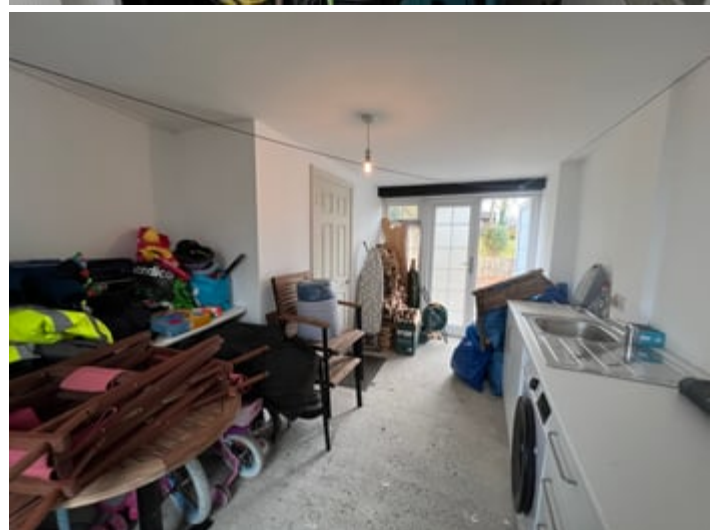
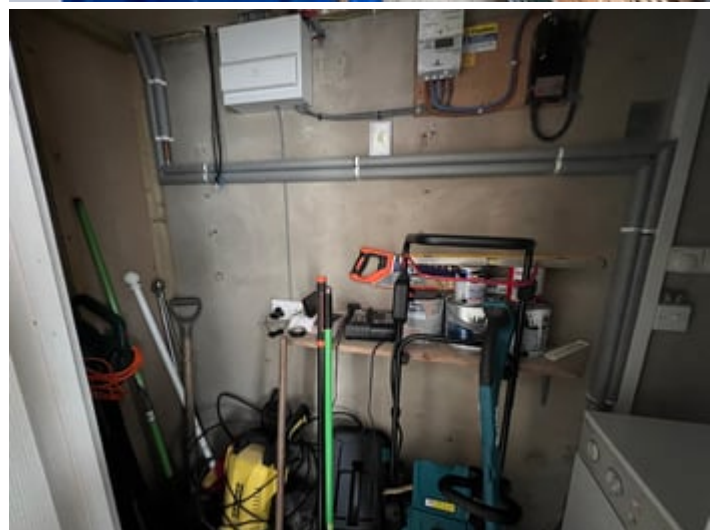




EXTERNALLY

Integral Utility Room

15' 5" x 10' ideal as a work room or office as UPVC French doors to front and rear exterior door, stairs to your stainless steel single sink unit with a mixes of taps. Appliance space with plumbing for a washing machine and a cupboard housing the Worcester oil fired central heating boiler.



To the Front

The property has frontage to a district road with a walled sweeping entrance driveway with the initial section shared with neighbouring property then leads in to its own wide walled splayed entrance leading down to its own private court yard/ forecourt of gravelled surface with dwarf stone walls.



Garden Area

There is also large private lawned garden area bound by mature hedging and trees.



To the Rear

Rear Yard.



mortgage in principle papers if a mortgage is required.

Services

Mains electricity and water. Private drainage. Oil fired central heating. Telephone subject to BT transfer Regulations.

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

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

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 main A487 coast road South West from Aberaeron towards Cardigan. At the village of Pentregat turn right onto the B4321 Llangrannog road. Proceed down this road for a mile or so, you will see a turning to the left (leading to Golf Course) as you turn left turn immediately right into the forecourt of this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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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