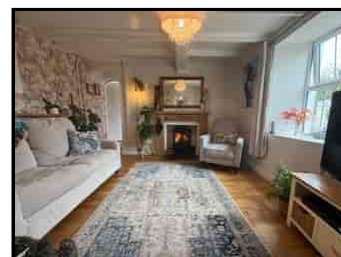


Charming and characterful stone cottage with superb views over open countryside and towards the Preseli mountains. Coed Y Bryn, Near Newcastle Emlyn/Llandysul.



Brynffynnon, Coed Y Bryn, Llandysul, Ceredigion. SA44 5LH.

£299,950

Ref R/4875/ID

****Delightful detached character cottage of traditional construction**Set in spacious and attractive garden and grounds**Superb views over open countryside and towards the Preseli mountains**Spacious and attractive garden and grounds**Ample private parking**Highly efficient with recently installed air source heating system, pv solar panels and wall insulation**Double glazing throughout**Log burning stove**Picturesque rural hamlet**Only a 15 minute drive from the Cardigan Bay coastline****

The property comprises of front porch, kitchen/breakfast room, utility room, downstairs bathroom, character lounge, dining room/downstairs bedroom. First floor - 2 double bedrooms, 3rd bedroom/dressing room and shower room.

The property is located in the popular semi-rural village of Coed y Bryn with delightful rural surroundings and is within easy reach of the Teifi Valley town of Llandysul, Newcastle Emlyn and Cardigan with a wide range of amenities. The property is only a 15 minute drive from the Cardigan Bay coastline and several popular sandy beaches and access to the All Wales Coastal Path.



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GROUND FLOOR

Front Porch

5' 3" x 3' 7" (1.60m x 1.09m) via half glazed upvc door, windows to both side, red quarry tiled flooring.

Kitchen/Breakfast Room

12' 9" x 12' 5" (3.89m x 3.78m) with shaker style base and wall cupboard units with formica working surfaces above, ceramic single drainer sink with mixer tap, Cream rangemaster electric 600 oven with 4 ring ceramic hob above, central heating radiator, plumbing for automatic washing machine, dog leg staircase to first floor, 2 central heating radiators, double glazed window to front, exposed beams.



Character Lounge

10' 8" x 12' 2" (3.25m x 3.71m) with open fireplace housing multi fuel stove on a slate hearth, double glazed window to front, exposed beams, central heating radiator, tv point. Door into -





FIRST FLOOR

Central Landing

With access hatch to loft.

Double Bedroom 1

12' 2" x 11' 3" (3.71m x 3.43m) with double glazed window to front overlooking garden, central heating radiator, exposed beams, access hatch to loft.



Shower Room

scenic views over open countryside.

There is also a gravel driveway with ample private parking for 3 cars.

Access to -



VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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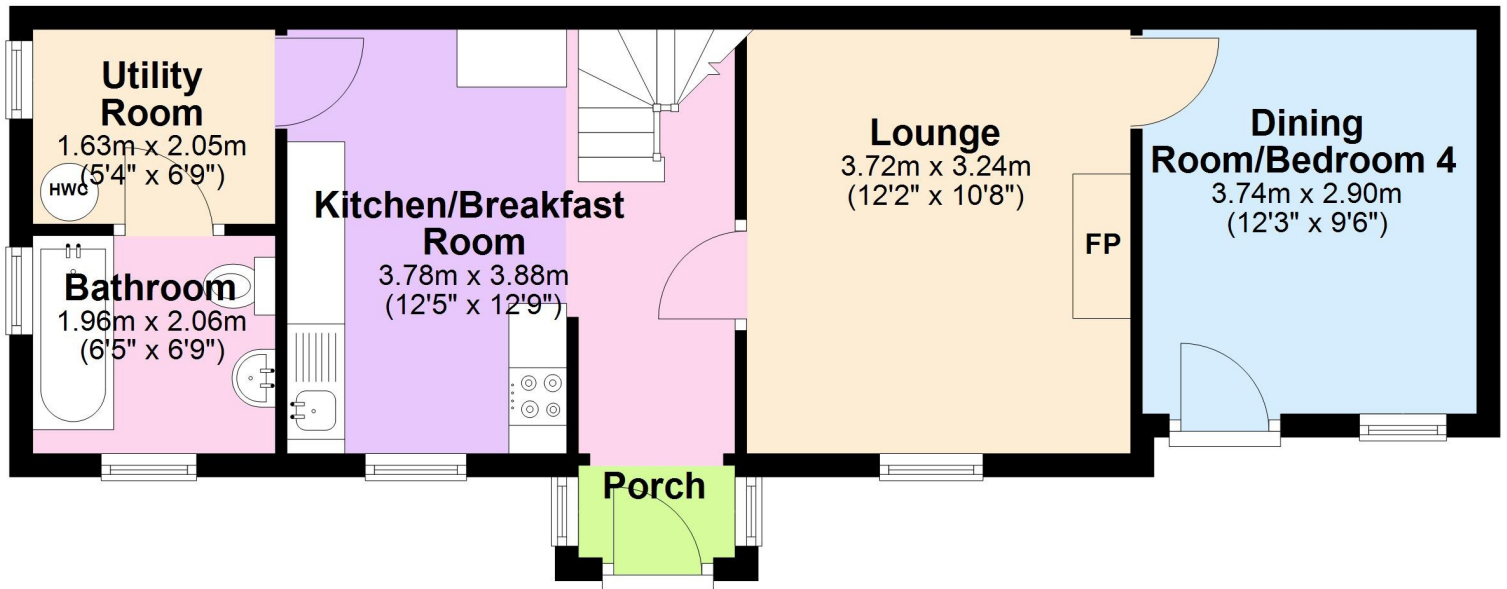
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Services

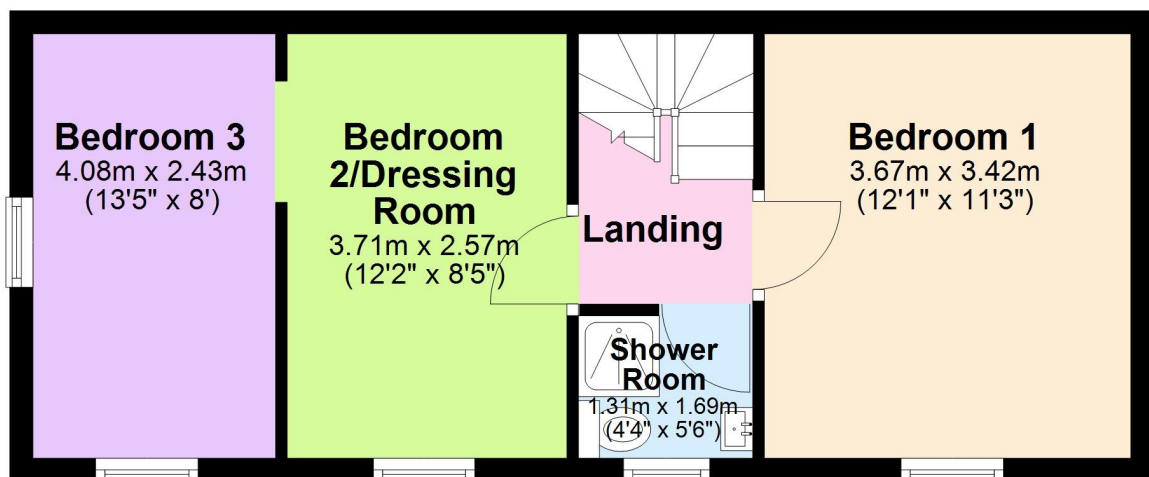
We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. 11pv solar panels and air source heating system.

Council tax band D (Ceredigion County Council).

Ground Floor



First Floor



Total area: approx. 81.0 sq. metres (871.8 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Brynffynnon, Coed Y Bryn, LLANDYSUL

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Air Source Heat Pump. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (82)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

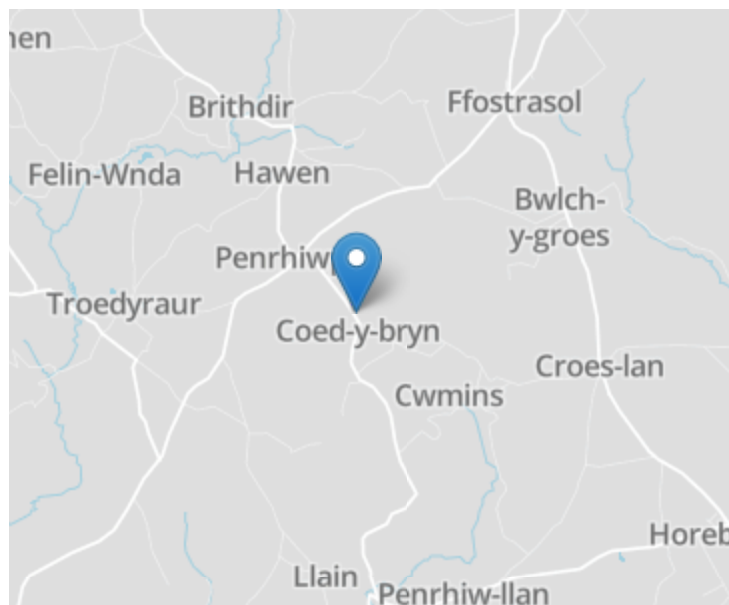
Any risk of coastal erosion? No

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 from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul road. Follow this road to the village of Ffostrasol. In the centre of the village, immediately after passing The Ffostrasol Arms public house on your right hand side, take a right hand turning onto the B4571 Newcastle Emlyn road. Follow this road until you reach the hamlet of Penrhiwpal where you will see a coach station on the left hand side. Turn left immediately on the crossroads towards Coed y Bryn. Follow this road into the village of Coed y Bryn and Brynffynnon will be found as the third property on the right hand side with its gable end facing the road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(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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