

A most attractive recently renovated 3 bed (1 en suite) dwelling. Set in an acre of garden and grounds. Breathtaking elevated position. On the outskirts of Brongest, near Newcastle Emlyn.



Brongelli, Brongest, Newcastle Emlyn, Ceredigion. SA38 9ER.

£475,000

Ref A/5610/ID

****A delightful recently renovated 3 bed (1 en suite) detached dwelling**Set in an acre of garden and grounds**Breathtaking elevated position with incredible views over open countryside**Renovation to a high standard**Double glazing and oil fired central heating**Ample private parking for several cars**Detached chalet /workshop/office space**MUST BE VIEWED INTERNALLY TO BE APPRECIATED****

The accommodation provides - entrance porch, lounge, kitchen/dining room, utility/boot room, cloak room. First Floor - Landing, 3 Bedrooms (1 en Suite), Bathroom.

Delightfully positioned in the rural community of Brongest being only 3 miles North from the Market town of Newcastle Emlyn, renowned for its boutique style shops and cafes, some 8 miles East of the County town & Administrative Centre of Cardigan, some 5 miles inland from the Cardigan Bay Heritage coastline and sandy beaches of Aberporth, Penbryn and Tresaith. Also convenient to a number of other towns including Aberaeron, Llandysul and Carmarthen.



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GENERAL

Since acquiring Brongelli, the vendors have invested significant time and money on the complete renovation of the property which include new windows, internal oak doors, external doors, kitchen, bathroom suites, flooring, decoration and much more.

They have also invested in an insulated chalet perfect for those seeking a home office/gym or overflow accommodation.

Brongelli sits in an elevated position with glorious views over open countryside with recently installed balcony making the most of this.

The property must be seen internally to be fully appreciated.

GROUND FLOOR

Entrance Porch

6' 2" x 2' 4" (1.88m x 0.71m) via uPVC door, double glazed window to side, tiled flooring.



Lounge/Dining Room

24' 7" x 15' 1" (7.49m x 4.60m) a lovely character lounge with engineered oak flooring, open fireplace housing a multi fuel stove on a slate hearth, double glazed window to front and side, stairs leading to first floor. Continuing into -



Formal Dining Area

With double glazed window to front, central heating radiator. 10ft opening into -



Kitchen/Dining Room

15' 10" x 20' 6" (4.83m x 6.25m) a recent addition to the property being a light and open space comprising of modern base and wall cupboard units with beech working surfaces above, 2 Beko electric ovens, 4 ring halogen hobs with extractor, 1½ ceramic drainer sink, integral dishwasher, integrated fridge, tile splash back, corner window to make the most of the incredible views, Velux window bringing in an abundance of natural light, glazed stable door which leads out to the raised decking.





Utility / Boot Room

21' 7" x 7' 3" (6.58m x 2.21m) with a range of fitted cupboard units, useful storage cupboard units and tall larder units for useful storage, ceramic drainer sink, tiled flooring, plumbing for automatic washing machine, half glazed stable door to rear, 2 double glazed windows, central heating radiator.



Cloak Room

3' 0" x 7' 4" (0.91m x 2.24m) with dual flush w.c. vanity unit with wash hand basin housing the Worcester oil fired combi boiler, stainless steel towel rail.



FIRST FLOOR

Central Landing

19' 7" x 5' 2" (5.97m x 1.57m) via stairs from the lounge with access hatch to loft being partly boarded and insulated, central heating radiator, double glazed window to rear.



Rear Bedroom 1

8' 2" x 10' 6" (2.49m x 3.20m) double glazed window to rear with lovely country views, central heating radiator.



Bathroom

8' 8" x 8' 0" (2.64m x 2.44m) with a modern white suite comprising of a P shaped panelled bath with Mira electric shower above, dual flush w.c. pedestal wash hand basin, frosted window to rear, stainless steel towel rail, tiled flooring, part tiled walls.



Front Double Bedroom 2

12' 3" x 8' 9" (3.73m x 2.67m) with dual aspect windows with outstanding views over open countryside, central heating radiator, built in cupboard space, central heating radiator.



L Shaped Bedroom 3

10' 7" x 10' 3" (3.23m x 3.12m) 2 double glazed windows to front with views over the garden, central heating radiator, built in cupboards, folding oak doors into -





En Suite

3' 0" x 8' 0" (0.91m x 2.44m) with a 3' x 3' (0.9m x 0.9m) shower tray with main power shower above, vanity unit, wash hand basin, dual flush w.c. illuminous mirror unit, stainless steel towel rail.



EXTERNALLY

Garden & Grounds.

The main attraction of the property is its garden and grounds being set in approximately an acre.



To the Front

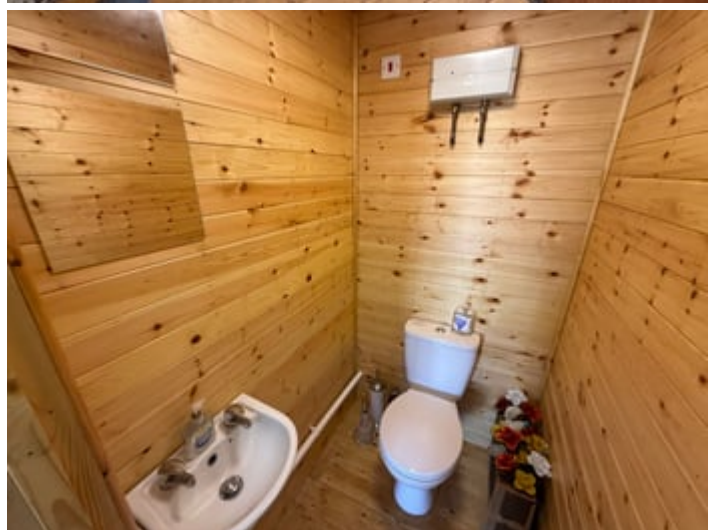
The property is approached via a gated driveway to a gravelled parking area with parking and turning space for several vehicles.

Access to -



Insulated Chalet

The main section - 19' 5" x 15' 9" (5.92m x 4.80m) with electric heaters, double glazed patio doors, double glazed window to side.



Small Kitchenette

With stainless steel sink and fitted cupboard units.

W.C.

With low level flush w.c.

Separate Office

9' 5" x 9' 0" (2.87m x 2.74m) perfect for those seeking a home gym/ home office or overflow accommodation.

Separate Wash Room

With power and water connected.

The Outbuildings

There are a range of useful outbuildings on the land including

-

Single stable block.

Workshop.

Potting Shed.

Garden Shed.

Log store and much more.



Gardens

The gardens are split into different sections which includes the allotment being 15m x 15m with an array of vegetable and flower beds, mature apple trees, fruit cages, pear tree, victoria plum tree and willow.



Poly Tunnel

42' 0" x 16' 0" (12.80m x 4.88m) having new sheeting with raised beds and quarry tiles.



Further Garden Area

Beyond is a further garden, mainly laid to lawn with willow arch and wild flowers.

Above this area is the patio area laid to gravel with access onto -



Timber Decking Area

With steps down that lead to the rear lawned area.

Useful storage shed.



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.

VIEWING REGULATIONS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

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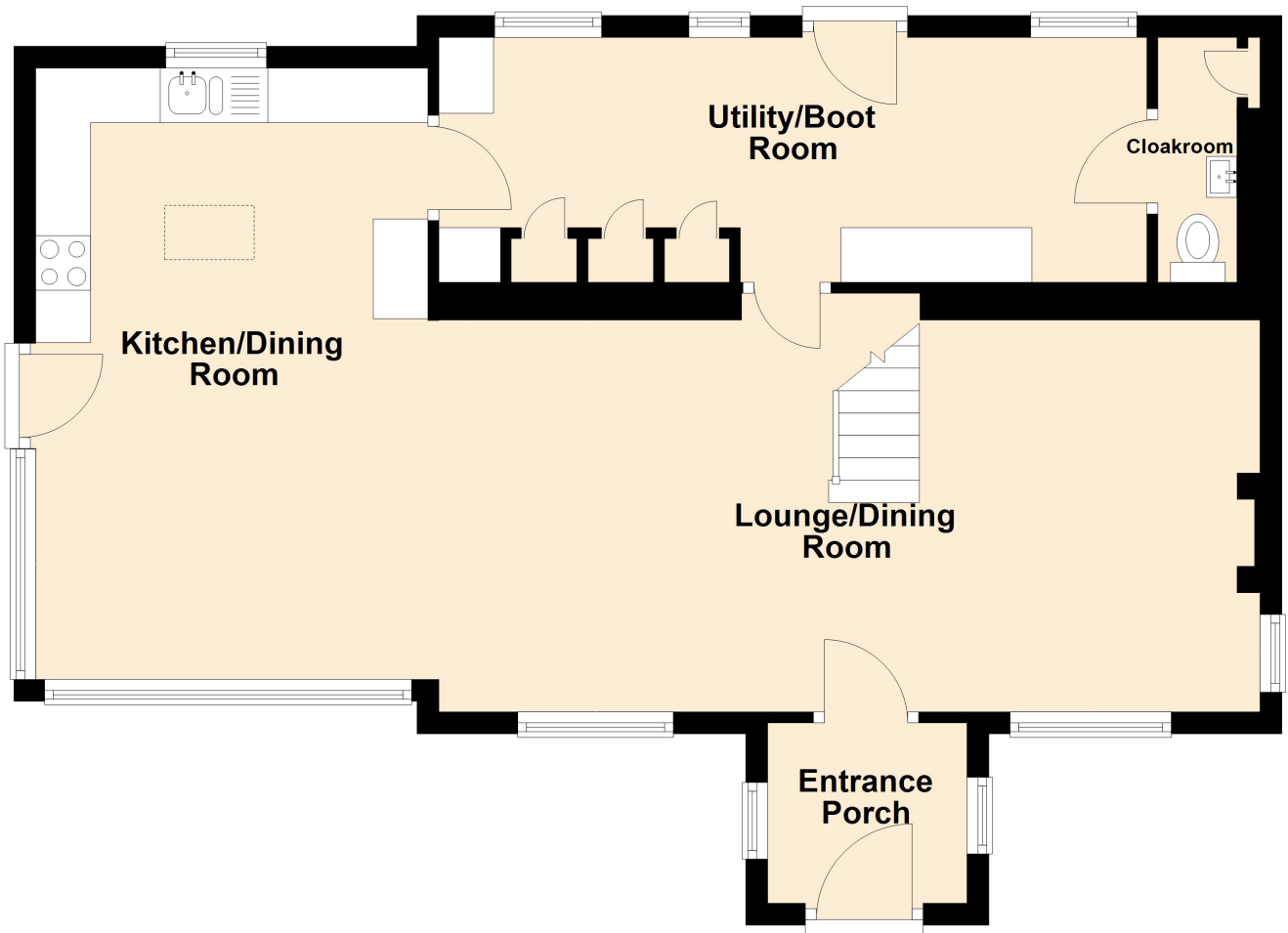
Services

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating system.

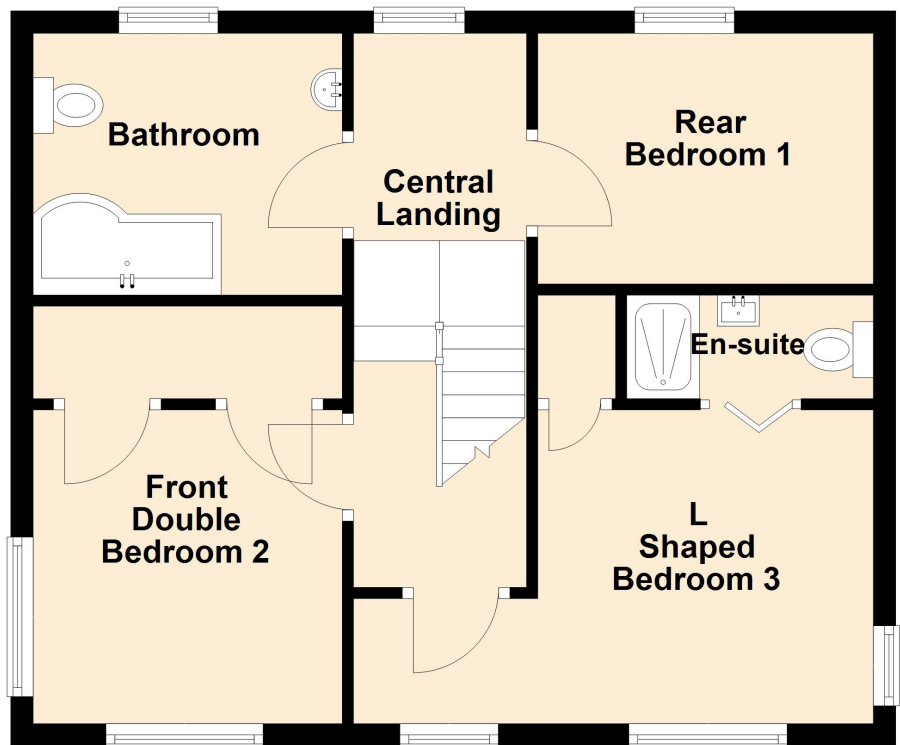
Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

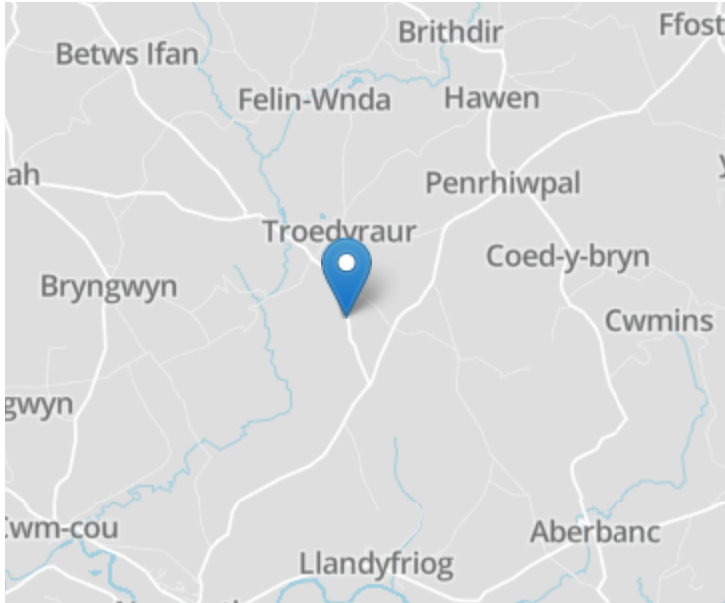
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? Yes

The existence of any public or private right of way? No



Directions

The property is best approached by taking the A486 road south from Synod Inn towards Llandysul. At the village of Ffostrasol, after passing the village pub on the right hand side, take the next immediate right onto B4571 Newcastle Emlyn road. Follow this road to the hamlet of Penrhiwpal and you will come to a fork road. Bear right sign posted Brongest and Brongelli will be the second property on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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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